

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 11 December 2012
 Planning Application Report of the Planning and Development Manager**

Application address: Former Birch Lawn Care Home, Sullivan Road			
Proposed development: Construction of 22 houses (2 x two-bedroom, 18 x three-bedroom and 2 x four-bedroom) with associated landscaping and parking			
Application number	12/01392/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	07.12.12	Ward	Bitterne
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Letts Cllr Stevens Cllr Lloyd

Applicant: Foreman Homes Ltd	Agent: N/A
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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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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on 11.12.12 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS16, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. National Planning Guidance contained within National Planning Policy Framework (March 2012) is also relevant to the determination of this planning application. 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)

Appendix attached			
1	Development Plan Policies	2.	Planning 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) A minimum on-site provision of 8 dwellings (ie. 35% of the net gain) to be provided on-site as affordable housing in accordance with adopted LDF Core Strategy Policy CS15;

(ii) A financial contribution and/or the implementation and maintenance of an agreed series of site specific transport improvements under S.278 of the Highways Act with implementation prior to first occupation in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS18 and CS25;

(iii) A financial contribution towards strategic transport improvements in the wider area in accordance with policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);

(iv) Financial contributions towards the relevant elements of public open space required by the development in line with Policy CLT5 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS21 and CS25;

(v) Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with adopted LDF Core Strategy policies CS24 and CS25 and;

(vi) Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.

2. That the Planning and Development Manager be given delegated authority to add, delete or vary any of the attached planning conditions and relevant parts of the Section 106 agreement,

3. In the event that the legal agreement is not completed within two months of the Panel, 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.

1. The site and its context

1.1 The application site lies on the corner of Sullivan Road and Wood Close. It is currently vacant and cleared of buildings but previously contained a care home. The site shares its vehicular access with the Doctor's Surgery to the north and is subject to a Tree Preservation Order and in particular, there is a group of mature trees adjacent to the southern site boundary. To the west of the site is a school. The surrounding area is predominantly residential and is characterised by terraces of two-storey properties.

2. Proposal

2.1 The application seeks full planning permission for the construction of 22 houses. The proposed layout has been amended since originally submitted. The application proposes two terraces of five houses fronting Sullivan Road, each with

an off-road car parking space to the property frontage. To the rear of these houses, two further terraces are provided, fronting an access which runs adjacent to the western boundary. A single, detached house is now positioned adjacent to the western boundary.

- 2.2 A pedestrian route would be provided through the centre of the site which provides access to a small area of communal open space to the west of the site.
- 2.3 Each terraced house would be served by 1 off-road car parking space and the detached house would be served by 2 spaces. A further 6 visitor car parking spaces would be provided on the site.
- 2.4 A total of 12 trees (plus two small ornamental conifers) will be removed and 27 replacement trees are proposed.
- 2.5 The dwellings would be two-storeys in scale and would have a pitched roof form with front facing gable ends. Porches would be provided to the front elevations which incorporates the storage for cycle and refuse. External pedestrian access would be provided to the rear gardens.

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 The site is not identified for a particular use within the Development Plan but lies within an area of low accessibility for public transport. Major developments are expected to meet high sustainable construction standards 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.
- 3.4 Having regard to paragraph 214 of the National Planning Policy Framework dated 27 March 2012 the policies and saved policies set out in **Appendix 1** which have been adopted since 2004 retain their full material weight for decision making purposes.

4. Relevant Planning History

- 4.1 The planning history of the site is set out in **Appendix 2**.

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 (27.09.12) and erecting a site notice (20.09.12). A further two-week neighbour notification exercise was carried out following the receipt of the amended plans. At the time of writing the report 2 representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 ***The pedestrians and vehicles associated with the development will conflict with the adjacent Doctor's Surgery, particularly in terms of the houses which fronted on the shared access.***

5.3 **Response**

The scheme has been amended to avoid dwellings fronting onto the shared access with the Doctor's Surgery. The access will now serve fewer dwellings than originally submitted and the Highways Team are satisfied that the access to the site is of a sufficient width to ensure that highway safety will not be compromised and that the two sites can function harmoniously.

5.4 ***The development would potentially result in overspill car parking onto the neighbouring Doctor's Surgery Car Park***

5.5 **Response**

Each dwelling will be served by at least one off-road car parking space, which relates well to the units which they serve. In addition to this, provision is also made for visitor car parking to limit the potential for overspill car parking from the site.

Consultation Responses

5.6 **SCC Highways** - No objection subject to conditions.

5.7 **SCC Housing** – No objection. The requirement is to provide 8 affordable housing units and the preference for this is on site.

5.8 **SCC Sustainability Team** – No objection, suggest conditions to secure the required sustainability measures.

5.9 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to minimise disruption to neighbouring residents during the construction process.

5.10 **SCC Environmental Health (Contaminated Land)** - The site is likely to be subject to historic land contamination and therefore conditions are recommended to address the risk.

5.11 **SCC Ecology** – No objection. The submitted landscaping information has been amended to incorporate suitable ecological mitigation measures.

5.12 **SCC Trees** - No objection subject to a condition to secure adequate tree replacements for those to be removed.

5.13 **SCC Archaeology** - No objection or conditions suggested

5.14 **Southern Water** – No objection subject to a condition to secure details of foul and surface water disposal and a note to applicant on the decision notice to make the developer aware of the requirement to connect to the public sewer and water supply.

5.15 **BAA** - No objection. The landscaping should not attract birds and a note to applicant is suggested regarding the use of cranes.

6. 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. The design of the proposal together with the impact on the character of the area;
- iii. The impact on the amenities of neighbours of the site;
- iv. The quality of the residential environment proposed;
- v. Parking and highways;
- vi. Sustainability and;
- vii. Mitigation of Direct Local Impacts.

6.3 Principle of Development

6.3.1 The principle of making more efficient use of previously developed and underused sites to provide residential development is acceptable. The previous care home use does not constitute a community facility as defined by policy CS3 of the Core Strategy and as such, there is no requirement for a replacement facility on site. The site lies within an area of Low Accessibility for public transport and the Core Strategy supports residential development of between 35 and 50 dwellings per hectare within such locations. The proposed density range of 49 dwellings per hectare accords with this. The application proposes 90% genuine family dwellings which is in accordance with policy CS16 of the Core Strategy. The principle of development is therefore, acceptable.

6.2 Design and Impact on the Character of the Area

6.2.1 In terms of layout, the amended proposal better reflects the character of the area by providing two short terraces which address Sullivan Road and by incorporating in-curtilage car parking which is visible from the dwellings. The terraced form of the development is sympathetic to the residential properties within the surrounding area and the two-storey scale also respects the prevailing pattern of development. The use of front-facing gables reinforces the different plots and the frontages are also articulated by porches. Landscaping details have been submitted with the application and would enhance the retained protected trees on site as well as soften the built form and hard surfaced areas. Overall, it is considered that the development would have a positive appearance when viewed from public vantage points.

6.3 Impact on amenities of neighbours of the site

6.3.1 The application site is sufficiently separate from residential properties to ensure that the development as proposed would not have a harmful impact on residential amenity. The proposed dwelling adjacent to the western site boundary is designed to avoid first floor windows overlooking the neighbouring school.

6.4 Quality of the residential environment

6.4.1 The amendments to the proposed layout have resulted in private gardens which are slightly less than standards set out in the Residential Design Guide, however the proposed dwellings now have a much improved relationship with the trees on site, meaning the quality of gardens is improved. In addition to this, the Residential Design Guide recommends a flexible approach to garden standards where they would not appear out of keeping with the site's context. Since the proposed garden sizes are comparable to other streets within the vicinity of the site, such as Siddal Close, the development is considered to be acceptable in this respect. Furthermore, the amendments to the layout creates a better relationship between the dwellings and their car parking spaces which also improves the overall quality of the residential environment. The storage for refuse and recycling is well-integrated into the development and each unit also benefits from external access to the amenity space. The internal access road is designed as a shared surface between vehicles and pedestrians which would also contribute to the creation of an overall positive place for future occupants.

6.5 Parking and Highways

6.5.1 Each dwelling would be served by at least one off-road car parking space and provision has also been made for visitor car parking spaces. The level of car parking complies with adopted maximum car parking standards. The access shared with the adjacent Doctor's Surgery is sufficiently wide to serve both developments without conflict between the different uses arising. The proposed layout also enables a refuse collection vehicle to enter and turn on the site. The Highways Team are satisfied that the proposed access points from Sullivan Road are acceptable in highway safety terms and that the resultant loss of on-street car parking would not be detrimental.

6.6 Sustainability

6.6.1 The development proposes photovoltaics to the south-facing roof slopes of the dwellings and a pre-assessment estimator for the Code for Sustainable Homes has been submitted with the application which demonstrates that the proposal would meet level 4, as required by policy CS20 of the Core Strategy.

6.7 Mitigation of Direct Local Impacts

6.7.1 The development triggers the need for contributions to mitigate the direct local impacts of the development and affordable housing, as set out in the recommendation above. It is intended that 100% of the development will be provided as affordable housing units. The applicant's have submitted a draft section 106 with the application and subject to the satisfactory completion of this agreement, the development is considered to be acceptable

7. Summary

7.1 The proposed development would be sympathetic to the character of the area and would provide a high quality residential environment for future occupants. The provision of 20 genuine family affordable housing units is welcome.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report and signing of the S.106 planning agreement, 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

1 (a) (b) (c) (d), 2 (b) (c) (d), 4 (b) (f), 6 (a) (i), 7 (a), 8 (a), 9 (a)

JT for 11/12/12 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 - 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 written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

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 - Construction Method Statement [Pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of demolition and construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of demolition and construction; (f) details of demolition and construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during demolition and construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

**04. APPROVAL CONDITION - Hours of work for Clearance / Construction
[Performance Condition]**

All works relating to the demolition, clearance and construction of the development hereby granted, including deliveries to the site, 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.

05. APPROVAL CONDITION - replacement trees [Performance Condition]

Any trees to be felled pursuant to this decision notice will be replaced with species of trees to be agreed in writing with the Local Planning Authority at a ratio of two replacement trees for every single tree removed. The trees will be planted within the site or at a place agreed in writing with the Local Planning Authority. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The replacement planting shall be carried out within the next planting season (between November and March) following the completion of construction. If the trees, within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased, they will be replaced by the site owner / site developer or person responsible for the upkeep of the land in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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 to be retained will be adequately protected from damage throughout the construction period.

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

The hard and soft landscaping scheme hereby approved (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.

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.

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

07. APPROVAL CONDITION - Refuse & Recycling Bin Storage [performance condition]

The storage for refuse and recycling shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained as approved.

Reason:

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

08. APPROVAL CONDITION – Cycle Storage [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the external appearance of the cycle storage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details and the storage thereafter retained as approved.

Reason:

To promote cycling as an alternative mode of transport to the private car

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

The communal amenity space areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings 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 dwellings.

10. 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 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.

11. 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 extensions), 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.

12. APPROVAL CONDITION - Ecological Mitigation Measures [Pre-Commencement Condition]

Prior to development commencing, including site clearance, a programme of habitat and species mitigation and enhancement measures, shall be submitted to and approved in writing by the Local Planning Authority, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any 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.

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

14. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement 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.

15. 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.

16. 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).

17. APPROVAL CONDITION – Foul and Surface Water Disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

To ensure that the development does not adversely impact on the public sewer system

18. APPROVAL CONDITION - Obscure Glazing [performance condition]

The first floor windows to the west elevation of plot 22 shall be fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this condition.

Reason:

To avoid overlooking of the neighbouring school site.

19. 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.

Notes to Applicant

1. Connection to Public Sewer

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.

2. Connection to Water Supply

A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.

3. Use of Cranes

If a crane is used during the construction of development, please be aware of the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

POLICY CONTEXT

Core Strategy - (January 2010)

CS3	Promoting Successful Places
CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
HE6	Archaeological Remains
CLT5	Open Space in New Residential Developments
H1	Housing Supply
H2	Previously Developed Land
H6	Housing Retention
H7	The Residential Environment

Supplementary Planning Guidance

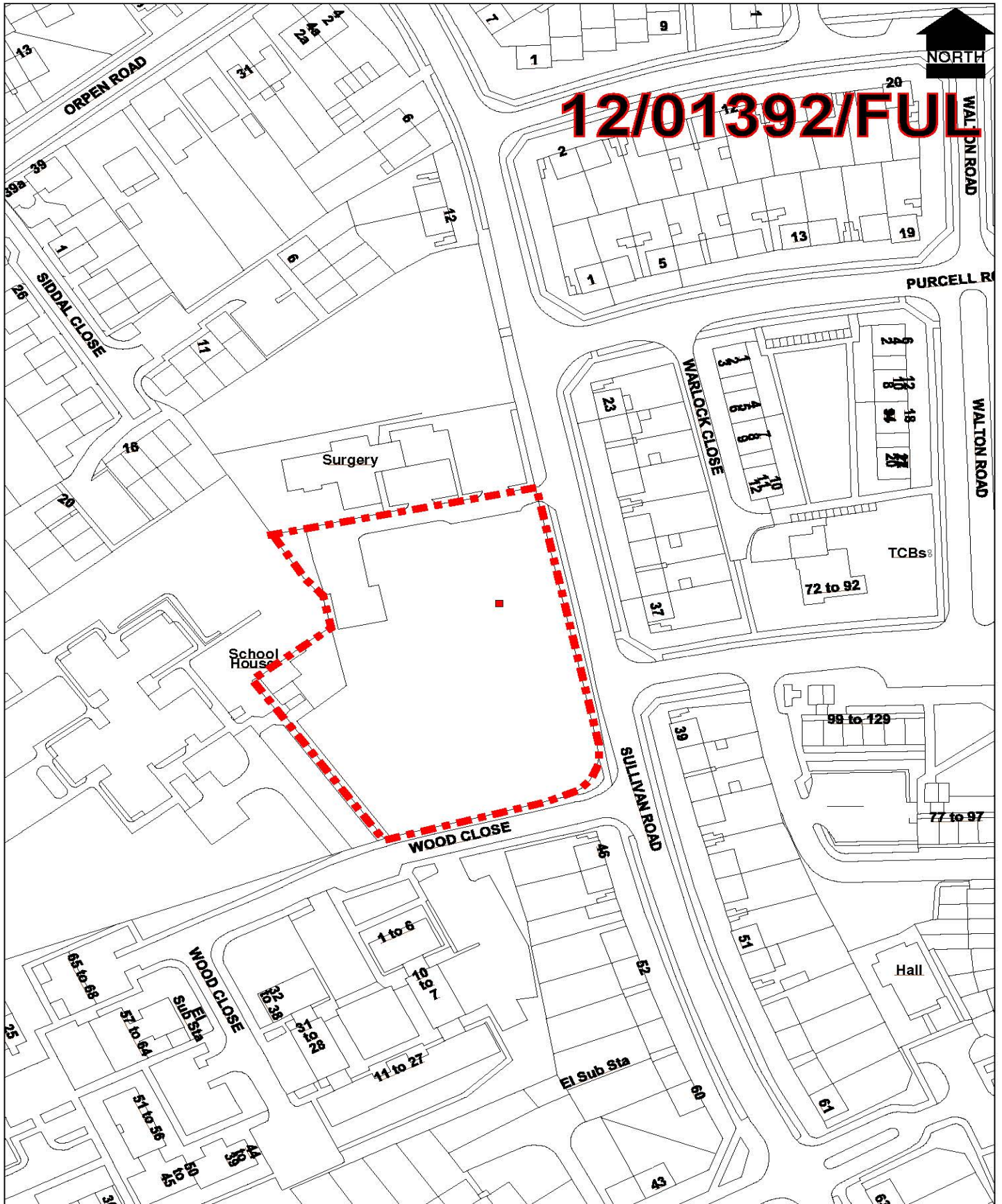
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

National Planning Policy Framework March 2012

Relevant Planning History

W1R/505 Erection of health clinic	Permitted 17.05.1949
1345/39 Erection of a home for elderly persons	Permitted 27.02.1968
951261/EH Creation of a new day centre and office accommodation within the curtilage of the building, a covered entrance and demolition of garage to provide car parking space	Conditionally Approved 15.01.1996
04/00769/OUT Redevelopment of the site to provide a day care centre/care in the community response centre and 3 no. bungalows (outline application for the means of access and siting of the development).	Refused 27.07.2004
Refusal reasons:	
01. The proposed outline development seeks siting and means of access for consideration. The proposal as submitted results in the removal and loss of the only private garden amenity space on the site that is used by the residents of the care home. The removal without adequate alternative provision of an outdoor quality environment is detrimental to the current amenities enjoyed by the care home residents, and therefore is considered to be contrary to Policies GP1 (ii) (iv) (ix) , ENV3 (iv), G15, G22 and L1 of the city of Southampton Local Plan (1995) and Policies SDP1, SDP7, SDP8, SDP9(v) and SDP12 of the City of Southampton Local Plan Revised Deposit version.	
02. The proposed outline development seeks means of access and siting for consideration. The proposal as submitted results in the removal and loss of the only private garden amenity space on the site that is used by the residents of the care home and the introduction of areas for vehicle parking, turning, and manoeuvring close to the existing care home accommodation. The imposition of activities with a potentially disturbing characteristic (such as in noise or fume generation) in such close proximity to residents living accommodation results in a poor quality environment without adequate outlook for the elderly residents living on the site is detrimental to the current amenities enjoyed by the care home residents, and therefore is considered to be contrary to Policies GP1 (i), (ix), (xv), ENV3 (vi) of the city of Southampton Local Plan (1995) and Policies SDP1, SDP7, SDP8, SDP9(v) and SDP11, SDP12 of the City of Southampton Local Plan Revised Deposit version.	
03. The proposed development requires the wholesale removal of the existing tree cover to the amenity garden area of the current care home on the site. The loss of this number of trees would have a significant and a harmful impact on the perceived general amenity of the area, and on the amenities that are enjoyed by the current residents of the care home in particular. The proposal is therefore contrary to Policies GP1 (ii) (iv) (ix) , ENV3 (iv), G15, G22 and L1 of the city of Southampton Local Plan (1995) and Policies SDP1, SDP7, and SDP12 of the City of Southampton Local Plan Revised Deposit version.	
11/00816/DPA Prior notification for the proposed demolition of Birch Lawn (including school house), Sullivan Road.	No objection 05.07.2011



Scale : 1:1250

Date 28 November 2012

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