

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 26 March 2013
 Planning Application Report of the Planning and Development Manager**

Application address: 1 Beechmount Road SO16 3JD			
Proposed development: Erection of one Class C3, six bedroomed dwelling arranged on two floors (top floor in roofspace) with integral garage, to rear of existing house following part demolition/alterations of existing house and provision of parking spaces and associated bin/cycle stores			
Application number	12/01933/FUL	Application type	FUL
Case officer	Steve Lawrence	Public speaking time	5 minutes
Last date for determination:	14.2.2013 (Over time)	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Councillor L Harris Councillor Hannides Councillor B Harris

Applicant: Mr Max Holmes	Agent: Concept Design & Planning Mr Rob Wiles
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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. Whilst the development includes existing residential garden, and the priority for new development should be on previously developed land, the proposal is considered to respect the established pattern of development and provides additional family housing meeting a specific housing need. The retention of the mature landscape setting and the position of the dwelling within the plot will result in no adverse visual impacts to existing streetscenes or the wider context. Overall, the character and appearance of area would be preserved as would the health of the adjacent trees covered by The Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962. 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 be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP22, NE4, NE6, HE6, H1 and H7 of the City of Southampton Local Plan Review (March 2006) and Policies CS6, CS13, CS18, CS19, CS20 and CS22 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Planning history
3	Appeal decision dated 04.08.2010 related to 1 Beechmount Road and 134 Bassett Avenue		

Recommendation in Full

Conditionally approve

1.0 The site and its context

- 1.1 The broadly rectangular application site (0.138 ha) is located on the south side of this street between the junctions of Bassett Avenue to the west and Glen Eyre Road to the east. The large plot is 72.4m long and varies in width from 19m at the front to 19.6m at the rear. One can only turn left onto Bassett Avenue, which is a heavily trafficked, four lane highway of strategic importance linking Southampton to Winchester.
- 1.2 A part 3/part 4 storey development of 9 flats, allowed on Appeal, adjoins to the west, with a number of detached houses, wrapping around the south of the site in Chetwynd Road. Beechmount House is a three storey University block of cluster flats to the east. It is a flat roofed, non-descript pebbled-dash rendered building set in lush landscaped grounds, set well back from the street, its parking court to the front.
- 1.3 The treed nature of surroundings is merited and protected by the Southampton (Bassett Avenue and Beechmount Road) TPO 1962. This character acknowledged in an appraisal as part of the Bassett Avenue Development Control Brief (1982). This character has been impacted by several flatted developments since 1982, albeit the verdant nature of this northern approach to the city has largely remained intact and protected by Policy NE6 of the Local Plan Review.
- 1.4 On the north side of Beechmount Road exists the flatted developments of Brampton Manor (3 storeys) and Brampton Tower (14 Storeys) dating from the 1960's. Brampton Towers is the exception to the area's predominant two and three storeyed built form.

2.0 Proposal

- 2.1 A single house is now proposed in the back garden, separated from 1 Beechmount Road by a new red brick wall with gates, 20.3 m long and varying in width between 6.8 m and 9 m.
- 2.2 To form access to that, an existing two-storey flat roofed extension to 1 Beechmount Road is to be demolished and the eastern elevation made good. The existing site access to Beechmount Road is shown widened from 5.3m to 8.1m. As positioned, the length of the dwelling would straddle the entire width of the common boundary with 132 Bassett Avenue, set some 28.5 m off the nearest rear part of that house.
- 2.3 The new house would take its aspect/outlook principally to the east and south, be separated by 11.6 m away from 1 Beechmount Road, be set 1 m off the common

western boundary, between 7.8 m and 9.8 m off the eastern boundary and 18.7 m and 51.7 m off the south boundary/rear wall of the recently extended 12a Chetwynd Road respectively.

- 2.4 The new house would be constructed from face brickwork and topped by a plain tile roof. Six bedrooms would be formed in the roofspace, whereby an eaves and ridge height of 3.8 m and 7.8 m is proposed. Apart from two bedrooms served by gabled glazing, other bedrooms will each be served by a single rooflight window in the east facing roofslope. A single rooflight window is shown in the west facing roofslope, but this merely serves the upper floor landing/stairwell and so positioned, such that its cill level would not allow for any overlooking of Bassett Avenue properties.
- 2.5 The proposals have been amended from the original submission and have been re-notified to neighbours. A pair of two-storey semi-detached dwellings had been originally proposed, with a third floor in the roofspace, to give a total of five bedrooms in each dwelling.
- 2.6 Trees covered by the TPO would be fully safeguarded.
- 2.7 Separation has been improved to the Beechmount House student cluster flats from previously refused proposals, which in any event a previous Planning Inspector considered it was not necessary to achieve the full separation distances owing to intervening tree cover. This increased separation has also moved the building footprint further away from the root protection zones of protected trees.
- 2.8 The potential for installing solar panels on the southern part of the west facing roofslope is shown on the submitted drawings and other submitted particulars state that Code for Sustainable Homes Level 4 could be achieved.

3.0 Relevant Planning Policy

- 3.1 Following the receipt of the Inspector's Report from the Examination into the Southampton Core Strategy Development Plan Document (13/10/2009) and its consideration and adoption by the Council (20/01/2010) the policies of the LDF Core Strategy, and those "saved" from the Local Plan Review, form the planning policy framework against which this application should be determined. The relevant CS policies and the "saved" policies from the Local Plan Review are set out at **Appendix 1**.
- 3.2 The site is unallocated on the proposals map of the Local Plan Review but adjoining a site safeguarded for student accommodation (Beechmount House). Although not within the boundary for the extant character appraisal from the Bassett Avenue Development control Brief (1982) – ratified by the RDG, the application site immediately abuts the boundary that that document relates to. Within the Parking Standards supplementary planning document, the application site is located within a zone of low accessibility.
- 3.3 All proposals for new housing are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 3.4 The National Planning Policy Framework (NPPF) came into force on 27.3.2012 and replaces the previous set of national planning policy guidance notes and

statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated. Annex 2 of the NPPF excludes from the description of previously developed land: - “..land in built-up area such as private residential gardens..”

3.5 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 history of the site and some history for adjoining sites is attached in **Appendix 2** to this report, and **Appendix 3** lists the most relevant recent Appeal decision at Public Inquiry relating to 1 Beechmount Road and 134 Bassett Avenue.

4.2 The applicant has also recently submitted an application proposing demolition of 1 Beechmount Road and the erection a block of flats at the site and also for a Certificate of proposed development, seeking to illustrate that a permitted development outbuilding could be built on the same footprint as the house proposed under the current application, with similar impact to neighbouring properties, that would not require planning permission.

5.0 Consultation Responses and Notification Representations

5.1 A publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice.

5.2 As advised, the original proposals were for a pair of houses. Amended proposals have been re-notified

5.3 At the time of writing the report, Ward Councillors Hannides had requested the matter be determined by the Panel and **15** objections (including that from Councillor Hannides’ had been received (10 objections to the originally notified proposals and 4 to the amended proposals), on the following grounds:-

5.4 Summary of Representations made

5.4.1 Principle of development

- ‘garden grab’ adversely affecting the character of the area, where such gardens are believed to be protected by the government.
- Overdevelopment and excessive density;
- Proposed housing is out of character with surrounding homes and of limited architectural merit;
- Concern that an approval may incrementally erode the character of the area/precedent.

5.4.2 Impact to neighbouring amenity

- Overbearing scale/massing and loss of sunlight to garden, especially to occupiers of 132 Bassett Avenue, who have a vulnerable family member; it is feared the attendant disturbance and perception of overlooking will adversely affect the health of that family member, leading to further hospitalisation;
- Overlooking of 12a Chetwynd Road's private rear garden, south of the site;
- Loss of view/outlook, creating an 'eyesore';
- Harm neighbouring amenity, where amenity is more precious in back gardens of Bassett Avenue properties, given traffic at front of properties;
- Position of bin store will encourage vermin, which has been a serious problem in the past.

5.4.3 Highway matters

- Exacerbate unsafe vehicular movements in Beechmount Road, where on-street parking restricts carriageway width to single lane (3.6m), directly opposite site access, prompting impatient drivers to drive on the pavement;
- Adverse impact to traffic especially highway safety concerns about increased right turns into Beechmount road from Bassett Avenue.
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5.4.4 Tree/ecological impact

- Adverse impact to trees covered by a Tree Preservation Order and query the accuracy of applicant's arborist's tree survey;
- Impact to large Norway Spruce tree in garden of 132 Bassett Avenue in terms of proposed house undermining its stability, which already exhibits great movement in high winds;
- Adverse harm to on-site wildlife, which in the past has included deer, Jays and Sparrow Hawks.

5.4.5 Other matters

- If the owner requires additional living space, there would be no objection to an extension of 1 Beechmount Road.
- Devalue neighbouring property (*NB not a material planning consideration*).

Response:

The above issues are addressed in the planning considerations section of this report.

5.4.6 A letter of no objection has been from East Bassett Residents' Association, both in respect of the two house and the single house proposals.

5.5 Summary of Consultation comments

5.5.1 **SCC Highways** - No objection, subject to conditions requiring wheel cleaning during the build and details of contractors' compound to ensure highway safety.

5.5.2 **SCC Sustainability Team** - No objection subject to achieving Level 4 of the Code for Sustainable Homes, to be secured through appropriate planning conditions.

- 5.5.3 **SCC Environmental Health (Pollution and Safety)** - No objection. Suggests conditions to prevent bonfires during site clearance/build, hours of working, measures for dust suppression and provision of a construction environment management plan. The latter two are considered excessive/unreasonable given the scale of development. The former two are considered reasonable and should be imposed with a requirement for wheel cleaning and agreement to the siting of temporary site structures and materials compound during the build to safeguard TPO and other trees on or overhanging the site.
- 5.5.4 **SCC Trees Team** – Trees on and adjacent to this site are protected by The Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962.
- 5.5.5 Initially commenting on the original scheme in respect of a pair of semi-detached houses, comments were - I am not in agreement with the required reduction of tree canopies to facilitate this proposed development of plot 02 or the amount of excavation within the root protection area. The dwelling and rear garden/amenity space for this plot would be significantly overhung and suffer from shading, falling debris and have an oppressive, overbearing presence. This is unacceptable in arboricultural terms and I would recommend refusal to this application on tree grounds. Plots 01 & 03 have no direct impact on any important amenity trees and could be accommodated on site.
- 5.5.6 In respect of the amended proposals for a single house, the following comments have been received - The amended layout is now just on the limit of the crown spread and root protection area and with appropriate tree protection and some minor pruning there would be no objections to this application on tree grounds. A revised Arboricultural Method Statement to include tree protection details and appropriate pruning of lateral branches is required.

6.0 Planning Consideration Key Issues

6.1 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; and,
- Whether highway safety would be compromised and whether the travel demands of the development can be met.

6.2 Principle of development

6.2.1 The recent changes to the definition of previously developed land along with the removal of the national indicative minimum density standards, are not intended to stop all development on private residential gardens. Instead it allows Councils greater powers to resist such development where there is a demonstrable harm *inter alia* to the character and appearance of an area. The judgement as to whether such proposals are acceptable will need to consider, amongst other factors:

- the loss of private residential garden land;
- the contribution the land currently makes to the character of the area;
- the impact on the defined character of the area; and,
- the contribution that the scheme makes to meeting housing need.

- 6.2.2 The NPPF maintains that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
- 6.2.3 The development does not constitute an overdevelopment of the site in terms of site coverage which is compliant with policy. This property has a much larger garden than other detached houses in the area. It subdivision is not considered harmful to the character of the area, where the dominance of the natural environment over built form, envisaged by Policy NE6 and the Basset Brief before it would be maintained. The new dwelling would provide a greater choice of accommodation within this community, where Members and the public have recently commented that there is a need to create large executive, family housing to attract economic enterprise to the city. Concluding his comments in **Appendix 3**, the last Inspector said at the end of paragraph 11 of his decision:- *“...it is acknowledged by the Council that the loss to more intensive redevelopment of 1 Beechmount Road would not, of itself, be objectionable”*.
- 6.2.4 Paragraph 48 of the NPPF states that securing a 5 year housing land supply, should not include windfall sites which are residential gardens. The council has recently published its Strategic Housing Land Availability Assessment which confirms that without the proposed development the Council has a 5 year housing land supply. However, that is not the only test to be considered to assess the acceptability of the proposals.

6.3 Residential design, density and impact on the established character

- 6.3.1 This scheme has evolved from plans first discussed in 2007. The scale, positioning and general layout have sought to create a high quality development respectful of the scale of adjoining buildings. The retention of the mature landscaping to the site's eastern and southern boundaries will screen the additional development meaning that the established pattern of development is not compromised, albeit the proposals represent backland development.
- 6.3.2 Densities in the area range from Brampton Towers/Brampton Manor, (83 dph) 136 Bassett Avenue (109 dph), Beechmount House (112 dph) and detached houses running 122-134 Bassett Avenue (11.4 dph). The recently refused scheme for 14 flats on this site and 134 Bassett Avenue resulted in a net residential density of 56 dph.
- 6.3.3 The proposed level of development, at 14.4 dph, is well below the Council's current requirements (of between 35 and 50 dph for areas of low accessibility) as detailed by LDF Core Strategy Policy CS5. However, it should be noted that the proposal is for a large family house in an area defined by similar dwellings and a low density development. In good planning terms the consideration of density should not be the prime determination factor for an otherwise acceptable proposal. Instead, density should only be taken as a final test as to the appropriateness of a scheme; and where a scheme's layout and design is considered to be appropriate for its context (as is the case here) it is these assessments rather than an arbitrary density figure that should prevail. In this case, especially following the removal of a minimum density requirement within the NPPF, it is accepted that to provide a proposal that respects its context, and that delivers additional family housing, a low density scheme will need to be employed.

- 6.3.4 This scheme responds well to its context. It is considered that the proposed footprint and quantum of development is acceptable and would make an efficient use of land whilst providing a large family house within a mature landscaped setting. With respect to the Norway Spruce Tree in the garden of 132 Bassett Avenue, the Senior Tree Officer reviewed this tree during his site visit and concluded – “...*although the proposed build maybe just within the root protection area, I do not believe it would cause significant damage or render the tree unsafe*”. The current scheme, therefore, assists the Council in meeting its housing requirements without harming the character of the area. It is considered that the application accords in broad terms with Local Plan design policies SDP1, SDP7, SDP12, NE6 and H7 as supported by Core Strategy Policy CS13.
- 6.3.5 Overall, a flaw of the previous scheme relating to a car dominated environment is not a feature of these proposals.
- 6.3.6 A traditional palette of materials is proposed, including a mixture of facing brick, tile handing and tiled roof. Further details can be secured with the attached planning condition. The architecture of proposals is considered acceptable for its context.
- 6.3.7 The last Inspector (paras 33 to 35 of **Appendix 3**) carefully considered the issue of precedent, where if it were the only matter before him, he would not have refused the development. There he was more concerned with the future of 122-134 Bassett Avenue, which form a discrete and attractive set of dwellings, made more prominent in the street owing to limited frontage planting. It is not considered that the proposals here, would make it harder to resist proposals that may come forward for 122-134 Bassett Avenue. The garden to 1 Beechmount Road is much bigger than neighbouring houses, so the sub-division of other plots would be far more constrained and sub-division harder to justify.

6.4 The impact on existing residential amenity

- 6.4.1 No adverse impact by overlooking, undue enclosure or shading would result. Inter-looking distances have been met to preserve privacy, or where not met to the east, an Inspector considered they were mitigated by tree cover. Whereas occupiers of 1 Beechmount Road would have vehicular movement to the side of their property to reach the new house, this is not considered so harmful or request to justify a refusal. Their garden would be enclosed by a tall fence and adequately private.
- 6.4.2 The proposals would not adversely overlook Chetwynd Road gardens and RDG separation distances are far exceeded.
- 6.4.3 Whereas the development would be set 1m off the whole of the common boundary with 132 Bassett Avenue, paragraph 2.2.18 says advises that where such a dwelling enjoys outlook in other directions, this need not be an impediment to granting planning permission. The Inspector too considered this issue in **Appendix 3**. There though, he was looking at the proximity of a part 3 / part 4 storey massing – a wholly different circumstance to the development proposed here.
- 6.4.4 The Building Research Establishment’s guidance on sunlight and daylight says that where more than a quarter of a garden would be in shade for the whole day,

this may provide grounds for resisting a development. That is not the case here. Tall TPO trees already shade Bassett Avenue gardens from around 13.00 hours each day and in the summer, when the sun is higher in the sky, the shadow of development would be cast shorter, with unrestricted sunlight penetration reaching the gardens from 17.00 hours, given the proposed dwelling's north-south orientation.

6.4.5 Back gardens to 122-134 Bassett Avenue would remain private, attractive and usable spaces. The proposed bin enclosures would not be visible and no more likely to attract vermin than other householders' bins in the area.

6.5 The quality of residential environment for future occupants

6.5.1 The single dwelling is very generously sized and supporting garden to be formed would give very good living conditions. 1 Beechmount Road, notwithstanding the removal of the two storey side addition, would be retained as a generously sized family house with a large back garden.

6.6 Whether highway safety would be compromised and whether the travel demands of the development can be met

6.6.1 In all the Appeals that have led up to this application, no Inspector has found an issue with highway safety, nor has any found on-street parking in Beechmount Road oversubscribed when making an evening visit before the last Inquiry.

6.6.2 No significant increase would result to traffic on the surrounding highway network and pedestrians are catered for by footways. On-street parking in Beechmount Road does not prevent access to 1 Beechmount Road. Good forward visibility exists in that street, so whilst some inconvenience may occasionally occur from vehicles not being able to pass one another, simple driver courtesy to let another pass in accordance with the highway code, does not appear to have created issues of highway safety in the past.

6.6.3 Whilst bus services may not be very frequent, they do exist and can provide access to a range of facilities. Local shops in Winchester Road are accessible by bicycle and the council's minimum provision for bicycle parking would be achieved in secure enclosures.

7.0 Summary

7.1 The single dwelling will be well set back from Beechmount Road, which has no uniform character, and mostly screened by the mature trees which surround it. The natural environment will predominate over built form and the character of the area will be respected.

7.2 The amenity of residents will be preserved. Whilst proximity to western boundary has been driven by the location of protected trees on the site, the Residential Design Guide seeks to guard against harmful enclosure. The development has been reduced in scale and permitted development entitlements would allow similar structures to straddle long lengths of the common boundary with Bassett Avenue properties. Overall, their outlook, although altered, will continue to be dominated by the preserved trees beyond and harmful enclosure was not a matter a Planning Inspector supported the local planning authority on in reaching the decision for 136 Bassett Avenue.

8.0 Conclusion

- 8.1 The proposed development would make more efficient use of this 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, whilst adding to the area's local distinctiveness.
- 8.2 The development is considered to be acceptable and conditional approval is recommended.

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

1a-d, 2b, 2d, 4f, 4vv, 5e, 6b, 7a, 8a, 9a-b

SL2 for 26/3/13 PROW Panel

PLANNING CONDITIONS to 12/01933/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 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 - 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. hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);

- ii. planting plans (particularly to the site frontage, where vehicular access is being widened); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990. Also in the interests of crime prevention and having regard to the fact that certain trees on the site are protected by the Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962.

04. 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.

05. 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.

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

In the local planning authority's opinion, the submitted arboricultural report is flawed. 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.

07. APPROVAL CONDITION - No storage under tree canopies [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

08. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)
Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

09. APPROVAL CONDITION - No bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

To protect the amenities of the occupiers of existing nearby properties and safeguard trees on the site protected by the Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962.

10. 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.

11. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

REASON:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

12. 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).

13. 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.

14. APPROVAL CONDITION - Access construction/elevation reinstatement [Pre-Commencement Condition]

No work on the new house shall be commenced until provision for vehicular access to it as shown on the approved plan, including demolition of the existing two storey flat-roofed side extension to 1 Beechmount Road has taken place. The new house shall not be occupied until the exposed elevation of 1 Beechmount Road has been made good in accordance with the approved plans.

Reason:

To ensure that adequate vehicular and pedestrian access to the new house is provided in accordance with standards required by the Highway Authority and in the interests of visual amenity.

15. APPROVAL CONDITION - Layout of Parking/Servicing (Pre-Occupation Condition)

The whole of the car parking, cycle storage and servicing facilities shown on the approved plans, both to 1 Beechmount Road and the new house shall be laid out and made available before the new house is first occupied and thereafter retained solely for the use of the occupants and visitors to the site and for no other purpose.

REASON

To ensure adequate on-site parking and servicing facilities and to avoid congestion in the adjoining highway.

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

Before the new house is first occupied the facilities to be provided for the storage and removal of refuse both from the new house and the existing house at 1 Beechmount Road, together with the provision of suitable bins accessible with a level approach shall be provided. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. Once provided the approved refuse and recycling storage shall be retained at all times thereafter.

Reason:

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

17. APPROVAL CONDITION - No other windows or doors other than approved in specific location [Performance Condition]

Unless the Local Planning Authority agree otherwise in writing, no alternative or additional windows, doors or other openings other than those expressly authorised by this permission shall be constructed in the western elevation or west facing roof slope of the new house hereby approved, other than those shown on the drawings hereby granted consent, without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenity and privacy of adjacent properties.

18. APPROVAL CONDITION - Contractors' Compound (Pre-Commencement Condition)

No commencement of work pertaining to this permission shall be carried out on the site unless and until there is available within the site, provision for all temporary contractors' buildings, plant and storage of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site; and the provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the phased works and other operations on the site throughout the period of work required to implement the development hereby permitted in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To avoid undue congestion on the site and consequent obstruction to the access in the interests of road safety.

19. PERFORMANCE CONDITION - West rooflight cill height

The cill level to the single rooflight window shown in the west facing roofslope shall be 1.7m high measured from the finished first floor landing level.

Reason:

To prevent intrusive overlooking of 132 Bassett Avenue.

20. 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 E (curtilage structures), including a garage, shed, greenhouse, etc.,

Class F (hard surface area)

Class G (heating fuel store)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the trees on site protected by the Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962 and in order to safeguard the privacy of occupiers of neighbouring properties.

21. 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.

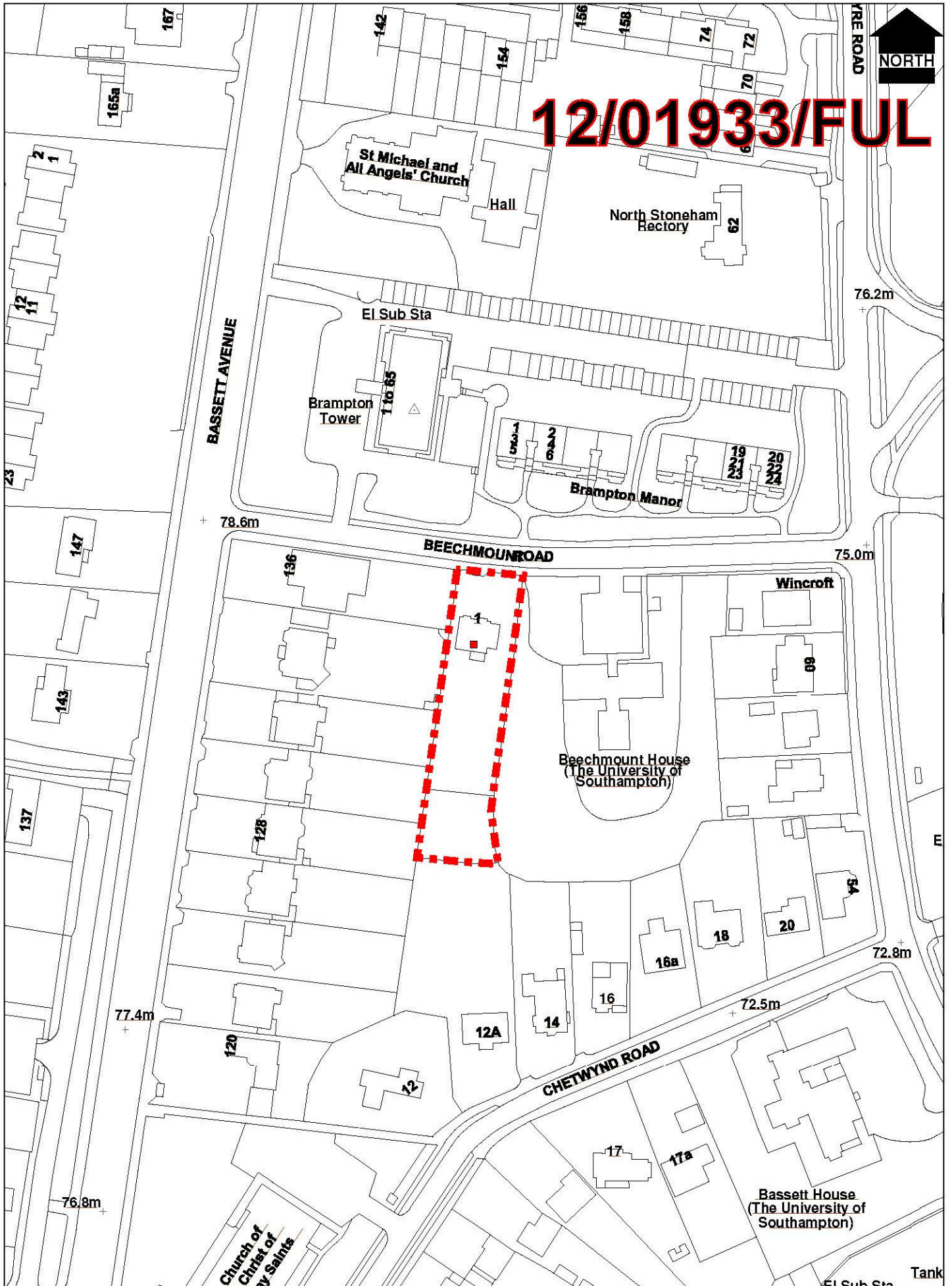
Reason:

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

Notes to applicant

1. 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 (Tel. 01962 858688), or go to www.southernwater.co.uk.

2. Southern Water's current sewerage records do not show any public sewers to be crossing the application site. However, due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the application site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.



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Scale : 1:1250

Date : 13 March 2013

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