

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 23 July 2013
Planning Application Report of the Planning and Development Manager

Application address: 17-21 Portsmouth Road SO19 9BA			
Proposed development: Erection of a new building to provide 11 flats (10 x one-bedroom and 1 x two-bedroom) and a ground floor retail unit with associated storage and refuse facilities to the rear of the retained building facade (Outline application seeking approval for Layout, Scale, Access and Appearance)			
Application number	13/00614/OUT	Application type	OUT
Case officer	Andrew Gregory	Public speaking time	15 minutes
Last date for determination:	30.07.2013	Ward	Peartree
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Dr Paffey Cllr Keogh Cllr Lewzey
Applicant: Mr P Jones		Agent: Tony Oldfield Architects	

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 as set out below. Overall the scheme is acceptable and the level of development proposed will not result in an adverse impact on the amenities enjoyed by surrounding occupiers or to the character and appearance of the area. A suitable balance has been achieved between securing additional housing, protecting and incorporating the locally listed facade and retaining ground floor commercial use within Woolston District Centre. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 Planning Permission should therefore 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, SDP6, SDP7, SDP9, HE4, H1, H2 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS4, CS5, CS13, CS14, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy (January 2010) and National Planning Guidance contained within the National Planning Policy Framework.

Appendix attached			
1	Development Plan Policies	2	Planning refusal letter – 12 December 2012 - 12/01281/OUT

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. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) 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/D;
 - iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended); including Amenity Open Space (“open space”) and Playing Field;
 - iv. The provision of a minimum of 20% of the dwellings as affordable housing, in accordance with Policy CS15 of the adopted LDF Core Strategy (2010);
 - v. 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.
2. In the event that the legal agreement is not completed after 2 months following the date of this panel meeting 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.
 3. That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to delete, vary or add conditions as necessary.

1.0 The site and its context

- 1.1 The application site comprises a Bingo hall, originally constructed as Woolston Cinema in 1913 in neo-classical style. The facade has been locally listed (designated 19.1.09). The building has been vacant since 2007. The site is located within the Woolston District Centre, fronting Portsmouth Road and backing onto an access road and public car park. The area comprises ground floor commercial uses with upper floors occupied for ancillary purposes or residential use. The topography of the area falls from east to west with build height of 2-3 storeys.
- 1.2 There is no on-site car parking. Restricted parking is available within Victoria Road. Cycle parking hoops are located on the footway to the front of the site.

2.0 Proposal

- 2.1 The proposal seeks to redevelop the site with the erection of a four-storey building comprising retail use on the ground floor with 11 flats within the rear part of the ground floor and upper floors. The scheme proposes façade retention with the new build element tying into the locally listed façade at the front. Minimal alterations are proposed to the facade with existing openings utilised, however

the existing steps to the main entrance will be removed with a level approach proposed for accessibility reasons. The commercial use would be accessed from Portsmouth Road with all the flats accessed from the rear.

- 2.2 The scheme provides nil car parking however 1:1 cycle car parking is provided at ground floor level. Bin storage is also provided at the rear of the ground floor.
- 2.3 A residential mix of 10 x one-bedroom and 1 x two-bedroom flats is proposed. The rear part of the ground floor is occupied by a 1-bed flat with a small amenity terrace. The first floor comprises 4 flats served by a central courtyard area with balconies at the rear. The second floor again comprises 4 flats, set back from the façade to provide small terrace areas; again with balconies to the rear. The top / third floor comprises 2 flats which address the car park/servicing area at the rear of the site, each have rear balconies.
- 2.4 The application seeks outline consent with matters of layout, scale, access and appearance under consideration. Landscaping is reserved.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 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.

4.0 Relevant Planning History

- 4.1 Planning permission was refused under delegated authority on 11.12.2012 for the erection of a new building to provide 13 flats (4 x one bedroom, 6 x two bedroom, 3 x three bedroom) with associated storage and refuse facilities to the rear of the retained building facade (outline application seeking approval for layout, scale, access and appearance).
The scheme was firstly refused because the proposed scheme of facade retention, involving divorcing the facade from the new building with a steel support frame and formation of enlarged openings within the facade for day lighting and outlook purposes, represented an unacceptable design approach. The proposal was secondly refused because it resulted in the loss of ground floor commercial use within the defined Woolston District Centre and would therefore detract from the vitality and viability of the District Centre. Southampton City Council Reference 12/01281/OUT

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (31.05.2013) and erecting a site notice (30.05.2013). At the time of writing the report 2 representations have been received from surrounding residents which can be summarised as follows:
- 5.2 The view from 15 Portsmouth Road would be compromised
Response - 15 Portsmouth Road will continue to have a rear view. Oblique views are already obstructed by the existing bingo hall. The increased height of the building may appear more dominant and may lead to increased enclosure, however this needs to be considered against the merits of the scheme. Afternoon sunlight would not be compromised.
- 5.3 The construction phase will give rise to dust and noise
Response - This is an unfortunate symptom of the development process and not a valid reason to refuse planning permission. Conditions will be added to control hours of work and to ensure that dust is suppressed during the demolition phase.
- 5.4 The existing sewer network is not sufficient in capacity to accommodate the proposed level of development
Response - No objection has been raised by southern water.
- 5.5 Impact on locally listed building
Response - No objection has been raised by the Councils Heritage Team. The proposal is considered an appropriate solution in terms of providing a viable development which sensitively incorporates the locally listed facade.
- 5.6 Overdevelopment
Response - The development has a density of 275 dwellings per hectare. Density levels in excess of 100 dwellings per hectare can be supported in high accessibility locations such as this (Woolston District Centre). For comparison Centenary Quay has a net density of 174 dwellings per hectare. It is acknowledged that the development does have an increased scale of four storeys; however this is set back and will not be read from Portsmouth Road. The Council's City Design Team and the Architect's Panel have no objection to the introduction of four storeys facing the car park to the rear. An increase in scale is necessary to make a scheme viable given the cost implications and resultant constraints of providing a scheme which retains the locally listed facade.
- 5.7 Insufficient car parking
Response - Car free development can be supported in high accessibility locations such as this. The Councils parking standards are maximums. Parking restrictions exist within the area to prevent parking overspill into surrounding streets.
- 5.8 Impact on traffic and road safety
Response - No objection has been raised by Highways Development Management. The development provides nil parking and therefore will not lead to a harmful increase in traffic generation. Parking controls exist within the area to prevent on-street parking prejudicing highway safety.
- 5.9 Concern regarding refuse storage provision and collection
Response - No objection has been raised by Highways Development Management in respect of the refuse storage and servicing arrangements.

- 5.10 **SCC Highways** - No objection subject to conditions to secure the following: A suitable surfacing treatment for access into the building; A drop kerb to the rear for bin collection purposes; wheel cleaning facilities during the construction phase; and management of plant and materials during the construction phase.
- 5.11 **SCC Housing** – No objection. As the scheme comprises of 11 dwellings in total the affordable housing requirement from the proposed development is 20% in accordance with policy (CS15 of the Core Strategy. The affordable housing requirement is therefore 2 dwellings (2.2 rounded down).
- 5.12 **SCC Sustainability Team** – No objection subject to conditions to secure level 4 of the Code for Sustainable Homes in accordance with policy CS20 of the Core Strategy.
- 5.13 **SCC Architect's Panel** – No objection and should be approved with conditions. Facade retention is acceptable and welcomed.
- 5.14 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions to secure management of the demolition and construction phase, hours of work and bin storage provision.
- 5.15 **SCC City Design Team** – No objection. Facade integration is welcomed and the site can accommodate a four-storey scale, set back from the Portsmouth Road frontage, as proposed.
- 5.16 **SCC Environmental Health (Contaminated Land)** - Potentially contaminated site; adequate assessments will need to be carried out on site to determine the likely presence of contaminants. Planning condition recommended.
- 5.17 **SCC Ecology** – No objection
- 5.18 **SCC Conservation & Heritage** - No objection subject to condition to control the materials and colour of finishes. The main element of the building is the façade to Portsmouth Road. Major refurbishment in 1957 led to the loss of the majority of the internal décor, and the hall behind the façade is now rather plain, in poor condition, and of little merit.
- There have been a number of proposals to redevelop the site since the closure of the Bingo Hall. Initially these involve the loss of the façade, but more recently there have been several attempts to negotiate a solution that retained the façade while enabling wholesale redevelopment behind it. This proposal has elegantly both retained the façade and made better use of the land behind it. The design solution, which incorporates existing window openings and steps back at third floor level minimises the impact of the development from Portsmouth Road. In terms of Layout, scale, access and appearance it is my view that the proposals can be supported.
- 5.19 **SCC Planning Policy** - Generally very supportive of this development in principle
- 5.20 **Southern Water** – No objection subject to an informative regarding connection to the public sewer.

5.21 **BAA** – No objection subject to an informative regarding the use of cranes.

6.0 Planning Consideration Key Issues

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

1. Principle of development
2. Design, layout and impact on established character
3. Impact on residential amenity
4. Residential Standards
5. Highways

6.2 Principle of Development

6.2.1 The redevelopment of the site for intensified residential purposes whilst maintaining ground floor commercial use and incorporating and maintaining the locally listed facade is acceptable in principle and accords with the policies within the development plan and central government's guidance (through the National Planning Policy Framework). The facade retention scheme is welcomed given the facade is locally listed and represents an important part of Woolston's heritage and important visual amenity within the Portsmouth Road street scene. It is accepted that facade retention has constrained the way the site can be developed and a compromise is needed to make the scheme viable.

6.2.1 The site is located within Woolston District Centre and therefore the provision of A1 retail use on the ground floor with residential on the upper floors is supported and policy compliant in accordance with 'saved' policy RE15 of the City of Southampton Local Plan Review and policy CS3 of the Core Strategy. Retention of ground floor commercial use is important to maintain the vitality and viability of the District Centre.

6.2.2 The development has a density of 275 dwellings per hectare. Density levels in excess of 100 dwellings per hectare can be supported in high accessibility locations such as this (Woolston District Centre) in accordance with policy CS5 of the Core Strategy. The scheme proposes a residential mix of 10 x one-bedroom flats and 1 x two-bedroom flat. The residential mix and level of development sought has been informed by the constraints and viability implications of working with the locally listed façade and the efficient reuse of previously developed land is encouraged by the planning system.

6.2.3 The proposal is not considered to result in the loss of a community facility on the basis that a bingo hall is not defined as a community facility within policy CS3 of the Core Strategy and given the premises has been vacant since 2007.

6.3 Design, layout and impact on established character

6.3.1 The proposed design approach involving façade retention is supported by the Council's City Design and Heritage Teams, as well as the Architects Panel. Conditions are recommended to ensure that the façade is not damaged during the demolition and construction phases. The design proposal works with the existing façade and will have no adverse impact on the appearance of the locally listed structure.

6.3.2 The proposed part three-storey part four-storey scale will have no adverse impact on the Portsmouth Road street scene. The three-storey element is not higher than the existing façade and is set back from the façade. The four storey element is set back deep into the plot (by 10.5 metres) and will appear as a separate building to the rear. It is considered that the area to the rear can accommodate an increase in scale to four-storey without adversely harming the character and appearance of the area which is largely dominated by the Itchen Bridge. Higher densities and taller scale development can work within high accessibility areas such as this. Finishing materials should be secured by condition.

6.4 Impact on Residential Amenity

6.4.1 The residential amenities of nearby residents will not be adversely harmed. The proposed development will not give rise to harmful sense of enclosure, loss of light, shadowing or overlooking / loss of privacy to nearby flats. The proposed flats will have a typical front and rear aspect with outlook across highway and commercial use to the front and a car park at the rear.

6.4.2 There are flats on the upper floors of the adjoining properties at 15 and 23 Portsmouth Road. These flats will not have their view or outlook interrupted however they may be subject to increased enclosure from the proposed four-storey element. However the use of a light coloured finishing treatment will reduce the dominance of the building and this impact needs to be balanced with the merits of bringing 17-21 Portsmouth Road back into use. As already stated, an increased scale is needed to achieve a viable façade retention scheme.

6.5 Residential Standards

6.5.1 The residential environment for future residents is acceptable having regard to the constraints of the site in terms of working with the locally listed facade. All habitable rooms will receive acceptable outlook and day lighting. It is unfortunate that the flats to the rear only have a north facing aspect however the upper floor flats will receive natural lighting through the obscure glazed windows facing onto the internal courtyard area. All the flats are provided with private amenity space in the form of balconies and terraces ranging in area from 6.7 sqm to 28.8sqm. This is acceptable given the size of the flats and the site constraints.

6.6 Highway Issues

6.6.1 The application site is within an area, which is defined as a “high” accessibility Zone, this is defined in relation to principle bus routes and railway stations. The level of parking provision proposed needs to be assessed against the parking standards set out in the adopted Local Plan and Parking Standards SPG, which are maximums. The scheme proposes nil parking. Parking restrictions exist within the area to prevent parking overspill into surrounding streets. 1:1 cycle storage provision has been made to promote sustainable travel.

6.7 S106 mitigation and Affordable housing

6.7.1 The development triggers the need for a S.106 Legal Agreement to secure appropriate off-site contributions towards open space and highway infrastructure

improvements in accordance with Core Strategy Policy CS25. The applicants have confirmed their willingness to enter into the necessary obligations to mitigate against the scheme's direct local impacts. Subject to the completion of the legal agreement, the proposal is therefore considered to be acceptable.

7.0 Summary

7.1 Overall a suitable balance has been achieved between securing additional housing, protecting and incorporating the buildings locally listed facade and retaining ground floor commercial use within Woolston District Centre. On balance, the development will not adversely harm the residential amenities of neighbouring occupiers. The proposed layout and density provides an acceptable residential environment for future occupiers. The proposal is consistent with adopted local planning policies and the National Planning Policy Framework and has addressed previous reasons for refusal.

8.0 Conclusion

8.1 It is recommended that planning permission be granted subject to a Section 106 Agreement and conditions.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 6(a), 6(c), 7(a), 8(a), 9(a), 9(b).

AG for 23/07/13 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

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

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Samples details of building materials to be used [Pre-Commencement Condition]

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

03. APPROVAL CONDITION - Surfacing treatment

Prior to the commencement of development details of the proposed surfacing treatment to the front entrance shall be submitted and agreed in writing by the Local Planning Authority. The surfacing treatment shall be installed and maintained as agreed.

REASON: To secure a satisfactory form of development.

04. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason:

To avoid undue congestion on the site and consequent obstruction to access.

05. 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.

06. APPROVAL CONDITION - Refuse & Recycling Bin Storage - [Pre Occupation 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 approved plans. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the development is used for residential purposes.

REASON:

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

07. APPROVAL CONDITION - Cycle storage

The building shall not be occupied in full or in part until secure, covered space has been laid out within the site for a minimum of 11 bicycles to be stored for the benefit of the occupants in accordance with the plans hereby approved. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

REASON: To encourage cycling as a sustainable form of transport.

08. 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).

09. 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).

10. APPROVAL CONDITION - Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason:

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

11. APPROVAL CONDITION - Noise - plant and machinery [Pre-Commencement Condition]

The use hereby approved shall not commence until an acoustic report and written scheme to minimise noise from plant and machinery associated with the proposed ground floor retail use, including details of location, orientation and acoustic enclosure, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason:

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

12. 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.

13. 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.

14. 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: o 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.

15. APPROVAL CONDITION - Facade Retention

Prior to any development commencing, including any works of demolition, a detailed methodology statement for the demolition of the building and the retention of the front facade shall be submitted to and agreed in writing with the Local Planning Authority. The

statement must demonstrate the manner in which all elements of the front facade are to be retained and protected during demolition and construction and development shall be completed in accordance with the agreed details.

REASON

In the interests of the character of the Conservation Area and the amenities of surrounding occupiers.

16. APPROVAL CONDITION - Hours of use for A1 retail use [Performance Condition]

The ground floor A1 retail use hereby approved shall not operate outside the following hours:

Monday to Saturday	8.00am to 8.00pm
Sunday and recognised public holidays	11.00am to 4.00pm

Unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

17. 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.

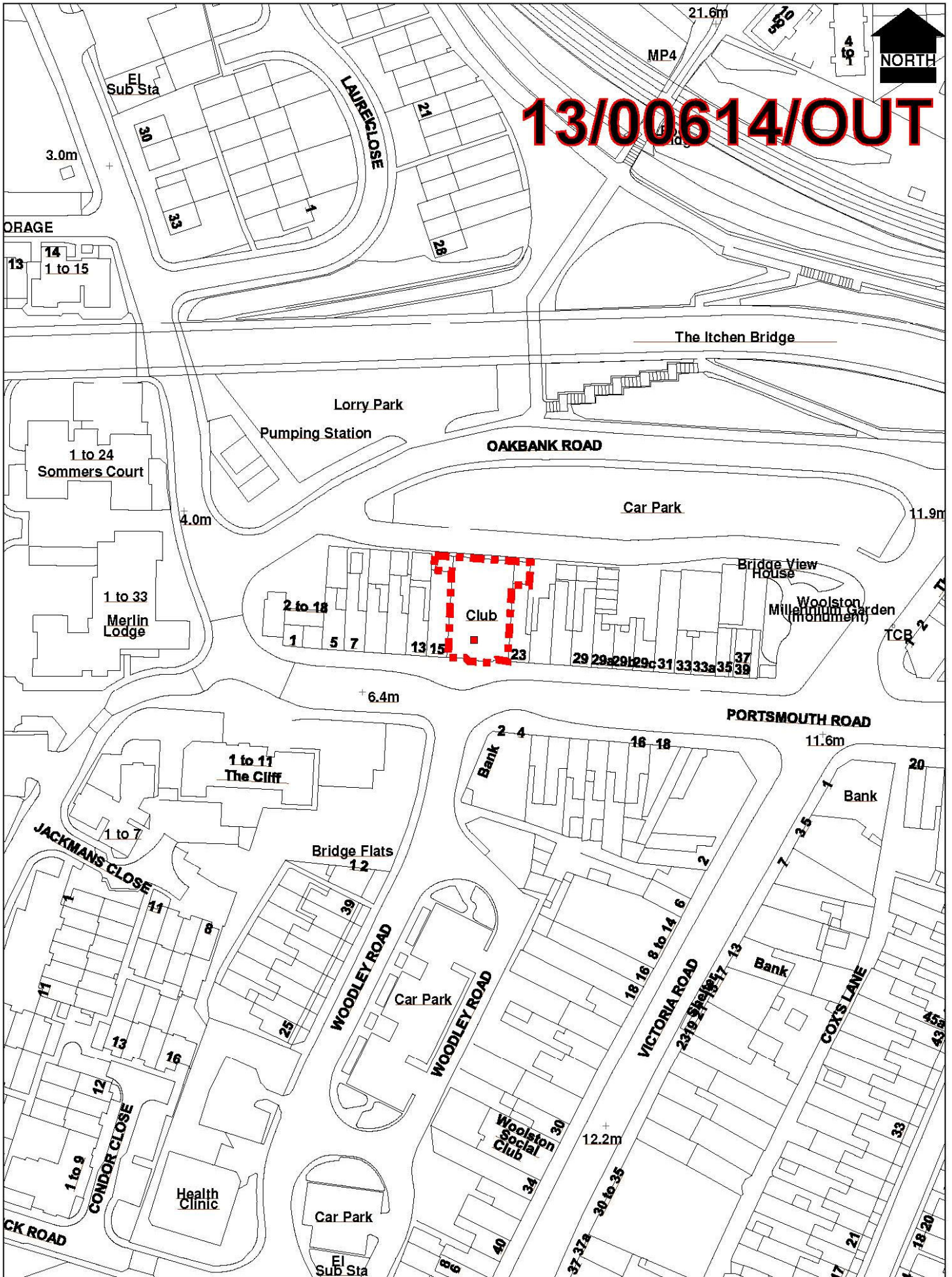
Notes to applicant:

1. Southern Water - Public Sewerage - Informative

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne or www.southernwater.co.uk.

2. BAA Safeguarding wish to draw the developers attention to their obligations relating to crane usage in the vicinity of an aerodrome. More information can be found by following the link below.

<http://www.aoa.org.uk/media/5436/AN04-Cranes-August-2006.pdf>



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Scale : 1:1250

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