

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 15 October 2013
Planning Application Report of the Planning and Development Manager

Application address: 7 Archers Road, Southampton			
Proposed development: Redevelopment of the site. Demolition of the existing building and erection of a three-storey building to provide 10 x two-bedroom flats, 3 two-storey houses and a bungalow with associated parking and other works.			
Application number	13/01308/FUL	Application type	FUL
Case officer	Andrew Gregory	Public speaking time	15 minutes
Last date for determination:	18.11.13	Ward	Freemantle
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Brian Parnell Cllr David Shields Cllr Jeremy Moulton

Applicant: Orchard Homes & Developments	Agent: Paris Smith Llp
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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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Community Infrastructure Levy Liable	Yes
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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, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected as detailed in the report to Panel dated 15th October 2013. 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.

Policies SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, H1, H2 and H7 of the City of Southampton Local Plan Review - Adopted March 2006 policies CS4, CS5, CS13, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy (January 2010); as supported by the National Planning Policy Framework and the Council's current supplementary planning guidance listed in the Panel report.

Appendix attached			
1	Development Plan Policies		

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. Affordable housing contribution in accordance with LDF Core Strategy Policy CS15;
- iii. No resident shall be entitled to obtain additional parking permits to the Council's Controlled Parking Zones.
- iv. Financial contribution towards the Carbon Offset fund to be invested in off-site renewable energy and energy efficiency projects throughout the city in line with policy CS20 of the Core Strategy the revised Developer Contributions SPD (2013)
- 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 within two months of the 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 remove, vary or add conditions as necessary.

1.0 The site and its context

- 1.1 The application site is 0.19 hectares in area and comprises a vacant two-storey healthcare building with car parking to the front and rear. Access is taken from Archers Road. The site is enclosed by hedgerow and mature trees to the front, a 2.6m height brick wall to the rear and eastern side boundary, and close boarded fencing to the western side boundary. The 4 no. trees to the front of the site are covered by a Tree Preservation Order. The topography of the site and surrounding area is reasonably level.
- 1.2 The surrounding area is predominantly residential in character. Three-storey residential development is located on adjoining plots to the sides (Bannister Mews and Warnford Court). Two-storey housing is located to the rear within Brighton Road. New housing and flats, 2-4 storeys in scale is located on the opposite side of Archers Road, within the 'Park Centrale' development. Parking controls exist within Archers Road preventing both sides of the street being parked during peak daytime hours.

2.0 Proposal

- 2.1 The proposal seeks redevelopment of the site with flats and housing following demolition of the existing vacant (healthcare) building. A total of 14 units is proposed (comprising 10 no.2 bed and 4 no.3 beds). A part three-storey, part two-storey flatted block is proposed at the front of the site comprising 10 no. 2-bedroom flats. Communal amenity space is located to the front of the flatted block to be enclosed by the existing trees and mature planting, with pedestrian access and car parking to the rear of the block. A terrace of 3 two-storey houses and a detached bungalow, orientated east-west is proposed to the rear of the plot with parking and access to the front and private gardens to the rear. Site access will remain from Archers Road with an internal access road running adjacent to the eastern boundary. A total of 19 car parking spaces are proposed.
- 2.2 The flatted block has a traditional design with hipped roof form, projecting gables and bay windows. It is proposed to be finished in face brick and tile hanging. Juliette balconies are located on the upper floors. The main communal entrance is to the rear and flat 4 (duplex unit) has independent access. An integral bike store is located within the ground floor.
- 2.3 The terrace of houses at the rear has a traditional form with pitched roof with gabled ends and finished in face brick and tile hanging. Chimneys have been provided following the receipt of amended plans. The proposed rear bungalow is genuine single storey and again finished in brick and tile hanging.
- 2.4 The means of site enclosure will remain as existing, with a 2.6m height boundary wall to the rear and close boarded fencing to the eastern boundary and a wall along the western boundary.

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 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 There is no recent and relevant planning history. The existing vacant healthcare building was granted consent in 1986 (SCC Ref 860137/MX)

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 (30th August 2013) and erecting a site notice (27th August 2013). At the time of writing the report **3** representations, including a request for a Panel determination from Ward Cllr Moulton, have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 **Parking displacement into Archers Road is a serious concern. The situation in Archers Road is now dangerous in that after 6pm cars are parked on both sides and it becomes a single lane road. Would it be possible to request that double yellow lines be introduced on the north side of Archers Road from the traffic lights to the junction with the Avenue.**
- 5.3 *Officer Response - Highways Development Management has raised no objection. The provision of 19 car parking spaces (at a ratio of 1.35 spaces per unit) complies with the Council's maximum car parking standard. A clause within the S106 legal agreement will prevent future occupiers for applying for permits in order to prevent displacement into nearby resident parking zones. Parking restrictions exist within Archers Road to prevent both side of the street being parked during busier daytime hours. Both sides of the street can be used for parking during off-peak times and highways development management are satisfied this will not compromise highway safety without the need for a parking stress survey. The street remains wide enough for 2 cars to pass at slower speeds when both sides of the street are parked.*
- 5.4 **There are errors in the submitted planning statement which identify Banniser Mews having 18 dwellings rather than the actual 12. This means that the density level of 60dbh for Bannister Mews has been incorrectly calculated.**
- 5.5 *Officer Response - Comments noted. Policy CS5 of the Core Strategy indicates that density levels in medium accessibility areas, such as this, should generally achieve between 50-100 dph. The proposal achieves 73 dwellings per hectare.*
- 5.6 **The maximum level of parking allowed for this development would be 28 spaces. The proposed level of provision of 19 spaces is considered inadequate and will lead to displacement parking and will compound existing on-street parking problems.**
- 5.7 *Officer Response - See officer response above.*
- 5.8 **Fear that insufficient parking provision will lead to illegal parking within Bannister Mews.**
- 5.9 *Officer Response - This is not a reason for planning permission to be refused. Unauthorised parking within a private car parking area is a civil matter.*
- 5.10 **Displacement parking into Archers Road will make visibility dangerous at the access to Bannister Mews.**
- 5.11 *Officer Response - Double yellow lines exist at the entrance to Bannister Mews ensuring that driver visibility will not be harmfully compromised.*
- 5.12 **Parking on both sides of Archers Road will make access difficult for emergency vehicles.**

- 5.13 *Officer Response - Highways Development Management have raised no objection and indicate that the carriageway is wide enough for 2 vehicles to pass slowly when both sides of the street are parked. It should be noted that double yellow lines prevent parking on both sides of the street for the whole length of Archers Road, therefore there are pull in areas during off-peak periods.*

Consultation Responses

- 5.14 **SCC Highways** - No objection. The provision of 19 spaces accords with the Council's maximum car parking standards. The site is located within an accessible area in close proximity to city centre amenities and good public transport services. Any parking overspill will not compromise highway safety. Parking restrictions are in place within 7 Archers Road which allow both sides of the street to be parked during off-peak hours. There is sufficient width on Archers Road to allow two vehicles to pass slowly when both sides of the street are parked. The proposed car parking layout and access arrangements (as amended) are acceptable. Bin and bike storage should be secured by condition.
- 5.15 **SCC Housing** – As the scheme comprises of 14 dwellings in total the affordable housing requirement from the proposed development is 20% (CS15- sites of 5-14 units = 20%). The affordable housing requirement is therefore 3 dwellings (2.8 rounded up).
- 5.16 **SCC Sustainability Team** – If the officer is minded to recommend approval, conditions are recommended to ensure that the development achieves level 4 of the Code for Sustainable Homes in accordance with policy CS20 of the Local Development Framework Core Strategy. A planning condition is recommended.
- 5.17 **SCC Archaeology** – No objection subject to conditions to secure an Archaeological investigation, Archaeological work programme and Archaeological damage-assessment. The application site is shown as agricultural land up to at least 1870. By the time of the 1896 Ordnance Survey map the site was occupied by a substantial villa. This was converted sometime after WWII into the Mass Radiography Centre, and this use lasted up to at least 1975, after which the villa was demolished and the current buildings were built. Archaeological excavations in the vicinity have uncovered evidence of human occupation dating from the Iron Age, and include evidence of later Romano British occupation. The site should be archaeologically evaluated after the demolition of the existing buildings. The demolition should be monitored by a qualified archaeologist if it is proposed that the existing foundations are to be grubbed out. The developer should commission an archaeological evaluation of the site to establish the presence or absence of archaeological remains. Further work (including full archaeological excavation of the footprint and associated service trenches) should be commissioned, subject to the results of the evaluation.
- 5.18 **SCC Environmental Health (Pollution & Safety)** - No objection subject to conditions seeking controls during demolition works, restrictions on hours of works and no bonfires.
- 5.20 **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.

- 5.21 **SCC Ecology** – No objections subject to conditions to secure the recommendations within the ecological mitigation statement and protection of nesting birds.
- 5.22 **SCC Trees** - No objection subject to conditions to safeguard the existing protected trees at the front of the site. The proposed application does not result in the loss of any significant trees on site. It has been demonstrated in the submitted Sapling Arboriculture Ltd report that it should be possible to construct the proposed development with out causing detrimental harm to the trees.
- 5.23 **Hampshire Constabulary** – There are a number of design issues which are not conducive to the principles of designing out crime. It is requested that the Council consider the following concerns before making any decision:

1. By having the apartment building facing inwards it increases the vulnerability of the rear doors and windows at ground floor level (particularly bedrooms) where there is a likelihood of them being left open during warm weather. If there is no alternative to this orientation then I would recommend mitigation in the form of a more secure boundary to the Archers Road elevation. The existing hedge should be allowed to grow to and maintained at 1500mm, a 1500mm metal or timber vertical rail fence with lockable gate should enclose the east and west edge of the amenity space (omitting or relocating car space 19 would help).

Officer response

A condition can be added to require means of enclosure details to the front of the site. Any details will need to be agreed in consultation with SCC Tree Team to ensure that no harm occurs to the protected trees at the front of the site. It rests with occupiers to take care and ensure there flats are secure when not occupied.

2. The entrance door to Flat 4 is poorly located, it is semi hidden at the side of the building and further obscured by neighbouring vegetation. The allocation of rear parking will inevitably result in the rear gate and the kitchen door being used as a main entrance on many occasions and I question the absolute need for this additional entry door. I advise that consideration should be given to redesigning flat 4 with a view to relocating the front door to the rear of the building (close off the side path and proposed entrance) or to the front of the building (realign the path and fence off the side of the building).

Officer Response

The plans have been amended with the access door to flat 4 moved to the front elevation.

3. The 2 bedrooms of Flat 1 directly abut the footpath to the east which not only increases their vulnerability to attack either when closed or particularly, when left open but could also potentially impact on the resident's fear of crime, e.g. someone being able to access or look into the bedroom when they are asleep. There needs to be a defensible space (buffer zone) between the windows and the footpath to protect the windows and draw a demarcation between private and public space (as has been achieved alongside the rest of that elevation).

Officer Response

The windows to the side will be obscure glazed. Planting will be located to the front and rear windows which, on balance, is considered acceptable.

5.24 **Southern Water** – Request informative regarding connection to the public sewer.

5.25 **SCC City Design** - The larger footprint building with the greater scale towards the front of the plot makes sense and it also appears to respond appropriately to its neighbours either side (i.e. Warnford Court and Banister Mews). The south east elevation of the smaller element of development appears to have just two windows overlooking the car park. A relatively blank wall like this is an invitation to kick a ball against. No bad thing necessarily but a greater element of overlooking of the parking area from both sides could be a welcome addition

5.26 **City of Southampton Society** - No objection

6.0 Planning Consideration Key Issues

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

- Principle of development;
- Design, layout and impact on established character;
- Impact on residential amenity;
- Residential Standards;
- Highway Issues; and,
- Mitigation

6.2 Principle of Development

6.2.1 The redevelopment of this brownfield site for residential use is acceptable in principle and accords with the policies within the development and central government's guidance (through the National Planning Policy Framework) to promote sustainable and efficient use of land for housing development providing the character of an area is not compromised. The site is not safeguarded for healthcare use and the site is surplus to NHS requirements and has been vacant for 2 years. The introduction of residential use would be compatible with the surrounding pattern of development.

6.2.2 The level of development of 73 dwellings per hectare(dph) fits within the density parameters for the site (of between 50 and 100dph) having regard to policy CS5 of the Core Strategy which indicates that development density should have regard to the character and appearance of the existing neighbourhood. The provision of a genuine mix of housing is welcomed and the proposed residential mix, incorporating 30% 3-bed family units, fulfils the requirements of policy CS16 of the Core Strategy whilst assisting the Council meet its housing need.

6.3 Design, layout and impact on established character

6.3.1 The proposed design, layout and scale of development is considered in keeping with the surrounding pattern of development. Backland development is common place in this area and neighbouring plots have buildings and hard surfacing projecting deep into plots and close to the northern boundary with Brighton Road.

6.3.2 The submitted street scene and montage drawings show that the height and massing of the flatted block respects the scale of neighbouring buildings and

would not appear unduly dominant within the street scene. Views of the building will be filtered by the existing mature trees to the front of the site. The surrounding buildings are not homogenous in design terms and the proposed traditional design will not detract from the visual amenities of the area. Details of materials will be reserved by condition to ensure the building is suitably detailed and finished.

6.3.3 The backland terrace of housing and the bungalow have a design and scale which respects adjacent development within Bannister Mews and the traditional housing within Brighton Road. The design includes gable detail and chimneys and, again, appropriate finishing materials will be reserved by condition.

6.3.4 The submitted planning statement indicates that the proposal would cover 1400sq.m or 73% of the site. The existing buildings and car parking occupy 1411sq.m and therefore there is a minor reduction in site coverage with buildings and hard surfacing. Neighbouring plots within the area have significant coverage with buildings and hardsurfacing, both Bannister Mews and Warnford Court have car parking to the rear.

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, having regard to the separation distance and the orientation of the proposed dwellings in relation to neighbouring properties.

6.4.2 The flatted block has front and rear aspect and any windows in the side elevations would be obscured to prevent overlooking. The flatted block would be set off the eastern boundary by 5m and a distance of 15m from windows within the side elevation of Warnford Court. The flatted block steps down to two-storey and is set 1m off the western boundary with Bannister Mews with sufficient separation from neighbouring gardens and habitable room windows. A 12 metre separation would be provided between the flatted block and the proposed housing to the rear which is considered acceptable and compliant with standards within the Residential Design Guide SPG.

6.4.3 The two-storey housing to the rear will have an east-west aspect. Both adjacent sites (Banister Mews and Warnford Court) have car parking to the rear. The housing would be set 9m away from the western boundary and 12m from the eastern boundary which is acceptable. The proposed bungalow to the rear is genuine single-storey with an eaves height of 2.2m and a ridge height of 4.7m. The bungalow will not be harmful to the two-storey houses and gardens to the north within Brighton Road. The existing 2.6m height brick wall (to be retained) will screen the development from Brighton Road.

6.5 Residential Standards

6.5.1 All new residential development is expected to provide prospective residents with a good living environment. The internal layout is compatible with modern living standards. All habitable rooms will receive adequate outlook, ventilation and day lighting. Rooms with obscure glazed windows on the side will have outlook from windows on the returns.

6.5.2 The internal layout and stacking of the flats is considered acceptable. Landscaped buffering will provide defensible space between the flats and car parking. It is also considered necessary to allocate car parking spaces to those nearest ground floor flats affected by vehicle headlights to minimise disturbance to occupiers.

6.5.3 206 square metres of communal amenity space is provided to the front of the site, which satisfies the requirements of the Residential Design Guide SPG. The communal space is sufficiently screened from the public highway by the existing mature hedgerow and trees. Flat 4 also has its own private garden and many of the flats have Juliette balconies.

6.5.4 The terraced housing and bungalow are provided with 9m depth private rear gardens which is considered acceptable having regard to the spatial character of the area (it is noted that rear garden depths in Brighton Road are approx 6m). The bungalow is also provided with a front garden.

6.6 Highways Issues

6.6.1 The provision of 19 spaces accords with the Council's maximum car parking standards. The site is located within an accessible area in close proximity to city centre amenities and good public transport services. Any parking overspill will not compromise highway safety. Parking restrictions are in place within Archers Road which allow both sides of the street to be parked during off peak hours. There is sufficient width on Archers Road to allow two vehicles to pass slowly when both sides of the street are parked. The proposed car parking layout and access arrangements (as amended) are acceptable. Bin and bike storage should be secured by condition.

6.7 Mitigation

This major development is CIL liable (as it creates additional residential units a charge of £70/sq.m will be levied) and a S.106 legal agreement is recommended to secure affordable housing and the site specific highway works needed to mitigate against the development. The occupants of the development will not be entitled to apply for parking permits, and this can be controlled through the S.106.

7.0 Summary

7.1 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. 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. A suitable balance has been achieved between securing additional housing, parking, on-site amenity space and landscaping, whilst ensuring that existing residential amenity is protected. The development will not lead to harmful levels of traffic, congestion or overspill parking within Archers Road and certainly not to a level that would outweigh the merits of housing delivery on this previously developed site.

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 15/10/13 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 - 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).

04. 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).

05. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

06. APPROVAL CONDITION - Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

REASON:

To ensure that the archaeological investigation is completed.

07. APPROVAL CONDITION - Archaeological damage-assessment [Pre-Commencement Condition]

No development shall take place within the site until the type and dimensions of all proposed groundworks have been submitted to and agreed by the Local planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

REASON:

To inform and update the assessment of the threat to the archaeological deposits.

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

Prior to the commencement of any development (including demolition) 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.

09. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

REASON:

To protect the amenities of users of the surrounding area.

10. 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.

11. 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.

12. 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.

13. 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.

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

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, as set out in the submitted Ecological Appraisal Report by Hampshire Ecological Services Ltd dated February 2013, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

REASON:

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

15. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation, or parts of the building, likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

REASON

For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

16. APPROVAL CONDITION - Tree Protection

The developer will follow the arboricultural protection measures and arboricultural method statement including site supervision recommendations as detailed in the Sapling Arboriculture Ltd, Arboriculture Impact Assessment and BS5837 Survey for 7 Archers Road, Southampton Ref:J610 throughout the demolition of existing structures and the construction of this proposal.

REASON:

To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2012, throughout the development of the land and to ensure that all conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees on site.

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

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises together with the provision of suitable bins shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON:

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

18. APPROVAL CONDITION - Bike Storage

The development to which this consent relates shall not be brought into use in full or in part until secure, covered space has been laid out within the site for a minimum of 19 bicycles to be stored for the benefit of the residents in accordance with the approved plans. The cycle storage hereby approved shall thereafter be retained on site for that purpose.

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

19. APPROVAL CONDITION - Landscaping detailed plan [Pre-Commencement Condition]

Before the commencement of any site works a detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species

of trees and shrubs to be planted, and treatment of hard surfaced areas, shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall specify all trees to be retained and to be lost and shall provide an accurate tree survey with full justification for the retention of trees or their loss. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise) to ensure a suitable environment is provided on the site.

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 scheme 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

20. APPROVAL CONDITION - Residential - Permitted Development Restriction [Permanent 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 D (porch),
- Class E (curtilage structures), including a garage, shed, greenhouse, etc.,

REASON:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

21. APPROVAL CONDITION - No other windows or doors other than approved [Permanent 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 windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

REASON:

To protect the amenities of the adjoining residential properties

22. APPROVAL CONDITION - Glazing panel specification

The windows in the side elevations of the flatted block hereby approved shall be glazed in obscure glass and shall only have a top light opening.

The window as specified shall be installed before the development hereby permitted is first occupied and shall be permanently maintained in that form.

REASON:

To protect the privacy enjoyed by the occupiers of the adjoining property

23. APPROVAL CONDITION - Car parking

The car parking area shown on the approved drawing shall be laid out and surfaced before the use hereby permitted commences and shall thereafter be kept clear and maintained at all times for that purpose. Moreover parking space 13 shall be allocated to flat 3 and parking space 17 to flat 1.

REASON:

To prevent obstruction to traffic in neighbouring roads and to minimise disturbance to flats 1 and 13 from adjacent car parking spaces.

24. APPROVAL CONDITION - Means of site enclosure

The means of site enclosure as shown on site plan (Drawing no. 8262/100 Rev B) shall be maintained and retained as shown unless otherwise agreed in writing with the Local Planning Authority. The front hedgerow shall be grown and maintained to a height of 1500mm.

REASON: To secure a satisfactory form of development and in the interests of site security.

25. 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.

26. 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats
CS25	Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

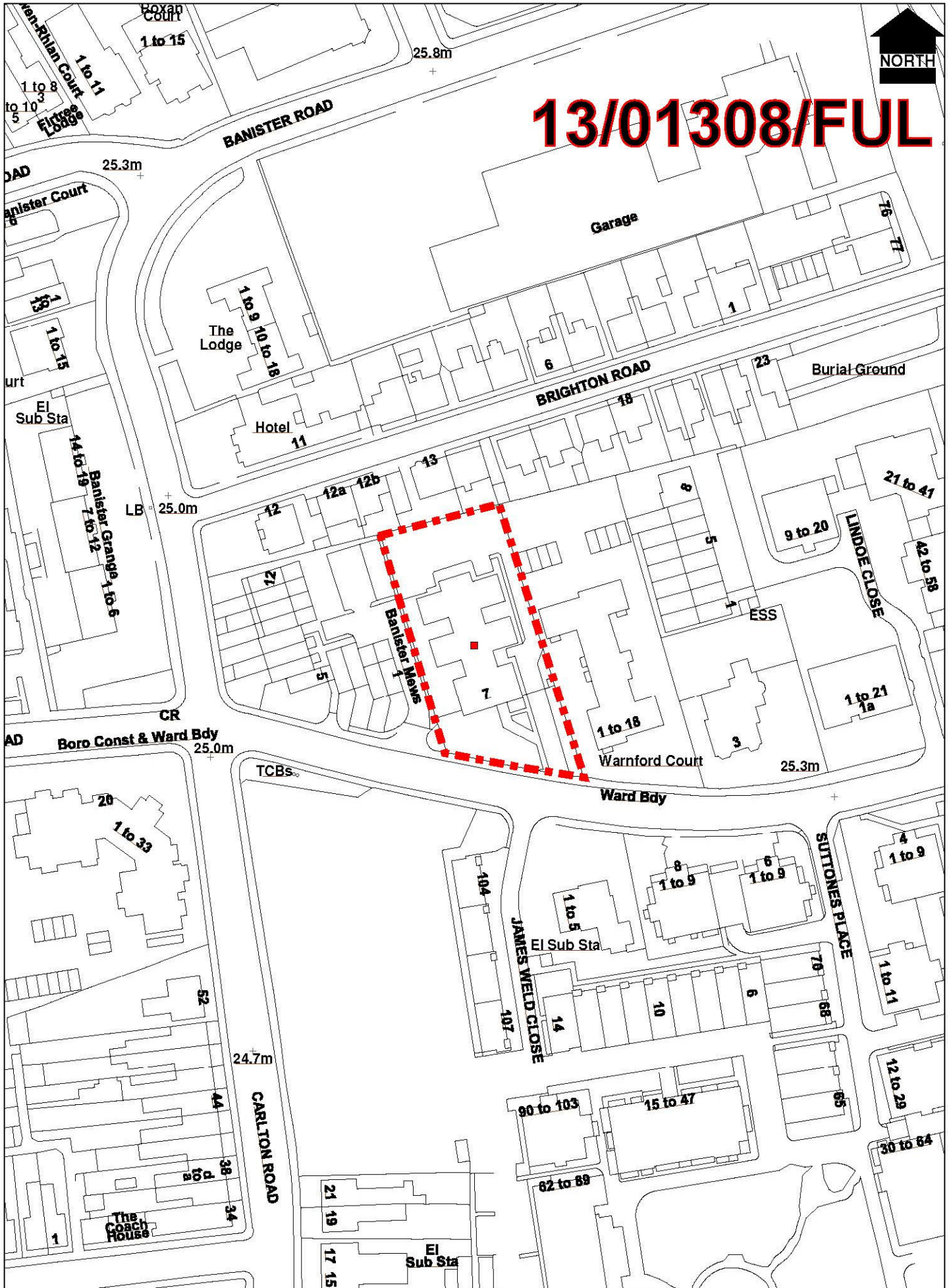
Residential Design Guide (Approved - September 2006)
Developer Contributions SPD (Adopted – September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012



13/01308/FUL



Scale : 1:1250

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