

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 19 November 2013
 Planning Application Report of the Planning and Development Manager**

Application address: 11 Westwood Road, SO17 1DL			
Proposed development: Redevelopment of the site. Demolition of the existing building and erection of a part 4-storey and part 5-storey building to provide 13 flats (6 x one bedroom, 2 x two bedroom and 5 x three bedroom) with associated parking to the front and rear.			
Application number	13/00849/FUL	Application type	FUL
Case officer	Richard Plume	Public speaking time	15 minutes
Last date for determination:	30.08.2013	Ward	Portswood
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Claisse Cllr Norris Cllr Vinson

Applicant: Orchard Homes And Developments Ltd	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. The development is considered to satisfactorily address the previous reasons for refusal and the appeal decision. 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 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, SDP5, SDP7, SDP9, SDP13, CLT5, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS15, CS16, CS18, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Appeal decision (12/00838/FUL)

Recommendation in Full

Conditionally approve

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 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 SPD relating to Planning Obligations (September 2013);

ii. Provision of affordable housing in accordance with Policies CS15, CS16 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013).

iii. 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 add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

1. The site and its context

1.1 The application site is a substantial two/three-storey Edwardian villa, originally a house but now converted into office use for a Cancer charity, situated on the north side of Westwood Road. The property has a large single-storey rear extension which covers much of what was originally the rear garden of the house. There is a car park at the rear meaning that the vast majority of the site is covered by building and/or hardsurfacing.

1.2 The surrounding area is characterised by blocks of flats in both Westwood Road and to the rear in Winn Road. Immediately adjoining to the west is a 4-storey block of flats, Hanover Gables, and to the east is a 5-storey block, Buckingham Court. The application site is not within a conservation area nor is it a controlled parking zone.

2. Proposal

- 2.1 The application proposes to redevelop the site with a new part 4-storey and part 5-storey building to provide 13 flats. The mix of units would be 6 x one bedroom, 2 x two bedroom and 5 x three bedroom flats. The density of the development would be 127 dwellings per hectare.
- 2.2 The chosen design is a contemporary approach with a flat roof. The proposed external materials are a mixture of yellow stock brickwork and 'trespa' cladding in pastel grey.
- 2.3 A total of 13 car parking spaces are provided, 12 of these at the rear of the site as existing and one space at the front. The front garden area would largely be retained as a soft landscaped area with the existing hedge kept. The rear amenity area would be a small private garden area for the ground floor flat and a shared amenity area of approximately 88 square metres. All the upper floor flats would have balconies and the flats on the top floor would have roof terraces.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 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. Relevant Planning History

- 4.1 The existing building has been in office use for many years having been granted temporary permission in the late 1950's and subsequently made permanent.
- 4.2 In 1969 permission was granted for a single-storey rear extension. In 1989 permission was granted for a 2-storey rear extension but this was not implemented.
- 4.3 In January 2013 planning permission was refused, under officer delegated powers, for redevelopment of the site with a part 4-storey and part 5-storey building to provide 13 flats (4 x 1-bedroom, 4 x 2-bedroom and 5 x 3-bedroom) with associated parking to the front and rear. Permission was refused on two grounds: firstly, overdevelopment and out of character; and secondly, failing to mitigate the impact of the development through completion of a Section 106 agreement. The first reason for refusal of permission was as follows:

REFUSAL REASON - Overdevelopment/Out of Character

The proposed building, due to its height, massing and amount of site coverage with buildings and hardsurfacing, would be an overdevelopment of the site with inadequate useable private amenity space for future occupiers with a car dominated layout. Furthermore, the design of the proposed building would be out of character with the area, would fail to reinforce local distinctiveness and would compare unfavourably with the existing building by failing to respond appropriately to the corner location by offering a bland east facing elevation; incorporating external materials and obtrusive balcony structures which are not characteristic of this area. Consequently, the proposal is contrary to Policies SDP1 (i), SDP7 and SDP9 of the Adopted City of Southampton Local Plan (March 2006), Policies CS13 and CS16 of the adopted Southampton Core Strategy (January 2010) and the relevant sections of the Council's Residential Design Guide (September 2006) especially Parts 2, 3 and 4.

- 4.4 An appeal was subsequently lodged and this was dismissed on 3 October this year. A copy of the Inspector's decision is attached as Appendix 2.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (14.06.2013) and erecting a site notice (20.06.2013). At the time of writing the report 0 representations have been received from surrounding residents.

Consultation Responses

- 5.2 **Councillor Vinson** - objects to the application. As per the previous application for this site I am concerned in particular that, with a 5 storey element, this proposed development is out of keeping with the 4 storey buildings which typify Westwood Road. In view of the significant number of additional bedrooms that will be created, I am also concerned that there should be adequate off-street parking provided and that its provision should not unduly erode soft surfacing and amenity space either at the front or rear.
- 5.3 **SCC Highways** - The proposed development has minimal impact on the public highway due to the parking layout and trip generation being relatively similar to the existing situation. The main change is the removal of the existing larger forecourt which enables vehicles to enter and leave the site in a forward gear. But the proposed access is further away from the junction of Norcliffe Road which is an improvement providing pedestrian sightlines are provided. There are no objections subject to conditions being imposed on sight lines, refuse storage etc.
- 5.4 **SCC Housing** – As the scheme comprises 13 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.

Policy CS 15 of the adopted Core Strategy sets a hierarchy for the provision of affordable housing as:

1. On-site as part of the development and dispersed amongst the private element of the scheme.

2. On an alternative site, where provision would result in more enhanced affordable units, through effective use of available resources, or meeting a more identified housing need such as better social mix and wider choice
3. Commuted financial payment to be utilised in providing affordable housing on an alternative site

Therefore, in this case the decision is to accept affordable housing on site as part of the main development. Planning conditions and or obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative housing provision.

- 5.5 **SCC Sustainability Team** – Evidence will need to be provided to demonstrate that the development can meet Code 4 for compliance with Policy CS20.
- 5.6 **SCC Archaeology** - The site is not located in an area defined as having high archaeological importance and there are no known archaeological sites and findspots in the immediate vicinity of the development site. Consequently, there are no objections to the proposals.
- 5.7 **SCC Trees Team** – The proposed development of the site may include the removal of a group feature of Sycamore and Hawthorn that are growing on the western rear boundary of the site. I have assessed the trees for their suitability for protection under a Tree Preservation Order and find them to be in good health and suitable, but due to the trees proximity to the boundary wall, the likelihood of future damage would be high and this then makes the trees unsuitable for protection. As the trees provide a degree of privacy for neighbouring properties, I would wish to see a suitable planting scheme to be put forward to off set the loss of the trees currently on site. A standard landscaping condition should be imposed but without the two for one replacement as this would not be suitable for this site.
- 5.8 **SCC Environmental Health (Contaminated Land)** - This department considers the proposed land use as being sensitive to the affects of land contamination. Records do not indicate that any potentially contaminating land uses have existed on or, in the vicinity of the subject site. However, these records are not authoritative and reference to them alone is not sufficient to confidently determine the presence of any risk. In view of the sensitive nature of the proposal a more thorough assessment of the potential land contamination hazards would be prudent. Therefore, to ensure compliance with Para 121 of the National Planning Policy Framework ' March 2012 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the site be assessed for land contamination risks and, where appropriate, remediated to ensure the long term safety of the site.
- 5.9 **SCC Ecology** – Object to the application, the ecological appraisal submitted in support of the planning application identifies a bat roost in the roof of the building. A European Protected Species Licence will therefore be required in order to demolish the building. In order to secure a licence an effective mitigation strategy will be required. The Ecological Appraisal details such a strategy however, it appears to rely on a pitched roof to deliver many of the measures. The flat roof on the proposed building does not appear to be suitable to deliver these measures rendering the mitigation strategy ineffective. Consequently, a revised bat mitigation strategy will be required in order for the objection to be removed.

Response

The applicant is preparing a revised bat mitigation strategy and a verbal update will be provided at the meeting.

- 5.10 **SCC Employment and Skills Team** - An Employment and Skills Plan will not be required for this development.
- 5.11 **City of Southampton Society** – The revised plans appear to meet all the previous concerns and the society is happy to support the new design. The increased use of brickwork rather than white render is welcomed as the original design would not have been in keeping with other buildings in the road and the white finish would have deteriorated over time.
- 5.12 **Southern Water** – No objections, subject to an informative on any permission issued regarding connection to the public sewerage system.

6. Planning Consideration Key Issues

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

- The principle of this form of development
- Design issues including the impact on the character and appearance of the area and how this development responds to the previous refusal and appeal decision
- The mix of accommodation and compliance with policy on dwelling mix, amenity space provision etc.
- Transport and parking issues

6.2 Principle of Development

The existing building is not in residential use: it has been offices for many years. This is a predominantly residential area and there is no policy reason why an employment use should be safeguarded on this site. The existing building is an attractive Edwardian Villa and one of relatively few original buildings left in the Westwood Road/Winn Road area. It could be considered an 'undesignated heritage asset' and therefore worthy of retention. However, it is not a protected building in terms of being listed or within a conservation area. Consequently it would not be reasonable to require the existing building to be retained providing a good quality replacement building can be secured. National and local planning policies seek to make best use of previously developed land subject to design and environmental considerations. The previous refusal of permission was not based on the principle of redevelopment but the details of the building and its design.

6.3 Design Issues

There are a variety of architectural styles and types of building in Westwood Road. Several blocks of flats nearby are 4-storeys with pitched roofs, including the adjoining building to the west. Buckingham Court is a 5-storey flat roofed block on the opposite side. The detailed design considerations which resulted in the previous refusal of permission can be summarised as follows: the amount of

site coverage and the car parking/amenity space arrangements; the scale and massing; and the architectural treatment including balcony design, materials and the east facing elevation of the building.

- 6.4 In terms of site coverage, this is quite a narrow site and any redevelopment needs to balance the requirements for amenity space/landscaping and car parking provision. The depth of the building is similar to that of the previously refused scheme but it is set further away from the Norcliffe Road frontage which will allow a boundary wall to be provided and a hedge as well as a side access leading to the car parking area. This will help to 'soften' the impact of the building on the street scene. The previous application involved the removal of the front garden area to create 4 car parking spaces. This arrangement was not supported by the Inspector who was opposed to the loss of landscaping to the front of the building which was considered to be out of character with Westwood Road (paragraph 7 of the decision letter). This revised application would have only one car parking space to the front of the building which would now allow the existing hedge and tree planting to be retained. As a result, car parking would not dominate the appearance of the development when seen from Westwood Road. The car parking at the rear of the site is quite extensive but is no different from the existing layout.
- 6.5 In terms of the scale and massing of the proposed building, although it is a part 5-storey building it is similar in scale and massing to that of the adjoining sites. The 4-storey building adjoining at Hanover Gables has a pitched roof meaning it is a similar height and mass to the application proposal. On the other side Buckingham Court is a similar scaled 5-storey building with a flat roof.
- 6.6 The architectural treatment of the building was an issue with the previous application. Although there was no objection to the principle of a contemporary block of flats, the detailed treatment of the building particularly the balcony design and the eastern elevation were considered to be unacceptable. The balconies were not 'contained within the structure' but projected out from the front and rear elevations. These large steel framed structures were considered to be overdominant and not typical of buildings in Westwood Road. The Inspector shared the view that the proposed balconies would be very large in comparison to the overall scale of the building (paragraph 7). The eastern elevation of the building was not well articulated and contained small window openings which resulted in an uninspiring elevation for this corner site. The Inspector considered this frontage to be 'very plain and almost threatening in its austerity' (paragraph 8). The building subject of this application is much better detailed and articulated with larger and more varied window openings which would provide a more suitable frontage to Norcliffe Road. The use of a yellow stock brick as the predominant external material is also preferable to the white painted render previously proposed.
- 6.7 Dwelling mix and amenity space provision

In terms of the dwelling mix, Policy CS16 of the Core Strategy seeks 30% provision of family sized dwellings (3 bedrooms) with direct access to useable private amenity space of 20 square metres or more. A good mix of 1, 2 and 3 bedroom flats is provided in this case. The flats are well laid out and the space

standards are quite generous. The number of 3 bedroom flats is the equivalent of 38% of the total and is therefore policy compliant. All these family units have their own private amenity space of 20 square metres or more, although for one of the upper floor units this is in the form of two smaller balconies to the front and rear. The application includes more amenity space than was the case with the previous proposal and as the site is close to the Common for more active pursuits it is considered that the mix of dwellings and the amenity space arrangements are acceptable.

6.8 Transport and Parking

The site is quite well served by public transport being on a bus route and within a reasonable walking distance of both the city centre and Portswood District Centre. The car parking provision is one space per flat which is considered to be reasonable for this development. The applicant has submitted a car parking survey carried out in the early morning and the evening of 31 October. This survey showed 45 off street parking spaces were available nearby in the early morning and 40 spaces available in the evening. The Highways Team are satisfied that any potential overspill from this development can be adequately accommodated on street in the surrounding area.

7. Summary

- 7.1 There is no planning reason requiring the office use to be retained on this site so the residential use is acceptable in principle. This application is considered to overcome the previous reason for refusal of permission. The design is considered to be acceptable with improved amenity space/landscaping and suitable architectural treatment.

8. Conclusion

It is recommended that 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(c), 7(a), 8(a), 8(j), 9(a) and 9(b).

RP2 for 19/11/2013 PROW Panel

PLANNING CONDITIONS

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

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

Reason:

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

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

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

REASON:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - 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. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a one for one basis;
- 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

04. 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).

05. 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).

06. 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.

07. 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.

08. 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.

09. APPROVAL CONDITION - No Pile Driving for Foundations [Performance Condition]

No percussion or impact driven piling activities shall take place for pre-works, foundations, or as any part of the development.

Reason:

In the interests of securing the stability of the site and adjacent land in order to protect the amenities of occupiers of nearby properties.

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 - 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.

12. APPROVAL CONDITION - No other windows or doors other than approved
[Performance Condition]

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 western elevation of the building hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

13. 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.

14. APPROVAL CONDITION - Sightlines specification [Pre-Occupation Condition]

Sight lines of 2 metres x 2 metres to the vehicular access to Westwood Road shall be provided before the building is first occupied in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be retained thereafter.

Reason:

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

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

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

Reason

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

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

The whole of the car parking, cycle storage and servicing facilities shown on the approved plans shall be laid out and made available before the use of the building to which these facilities relate commences 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.

17. APPROVAL CONDITION - Refuse facilities (Pre-Commencement Condition)

Notwithstanding what is shown on the approved drawings details of the means of access to the refuse facilities including the gradient to the entrance of the store and means of locking shall be submitted to and approved in writing by the Local Planning Authority. The storage area shall be constructed in accordance with these approved details and retained thereafter.

REASON

To ensure suitable refuse and recycling facilities are provided and in the interests of visual amenity.

18. 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.

Note to Applicant

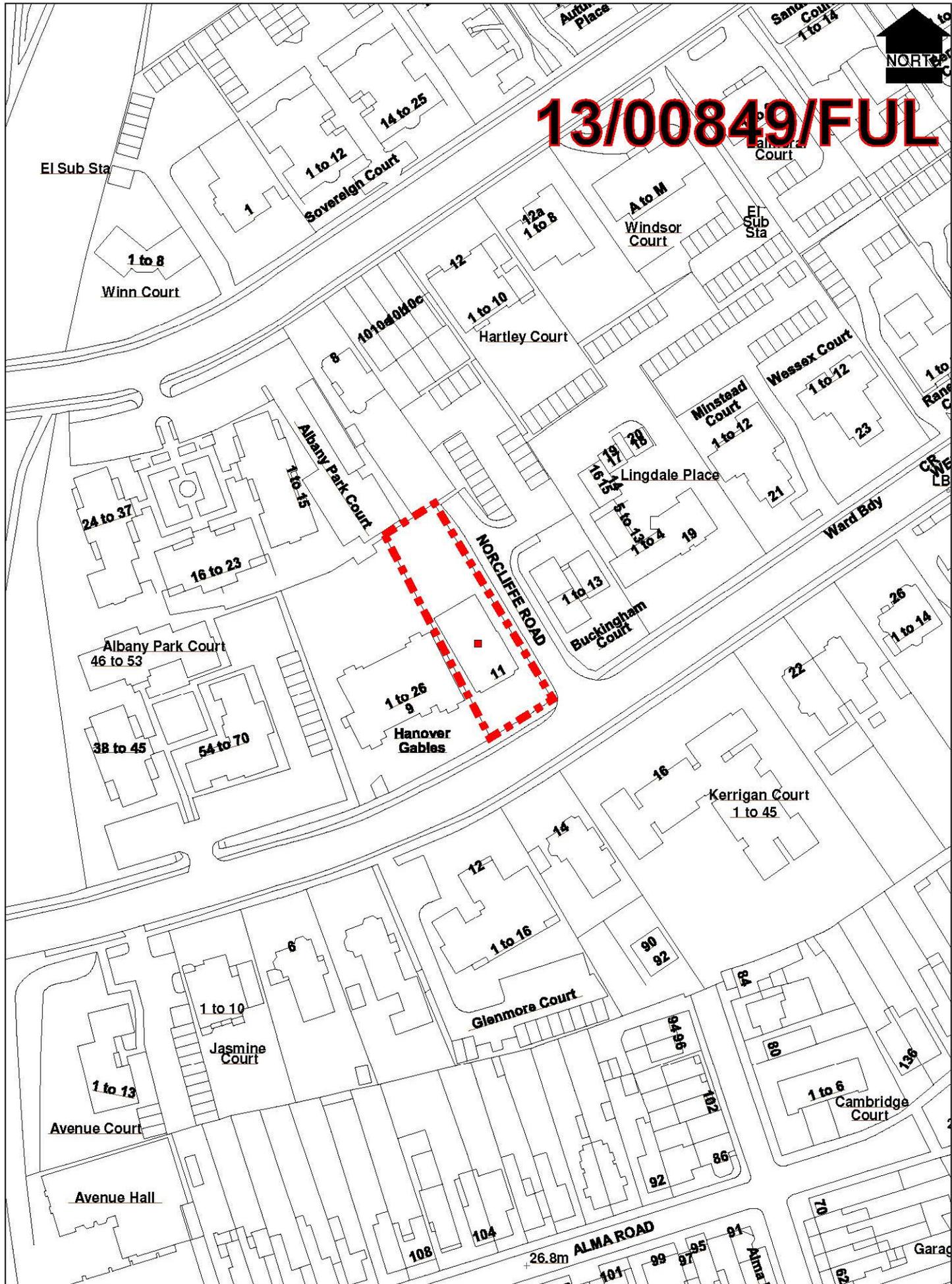
1. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk

2. Note to Applicant - Community Infrastructure Liability (Approval)

You are advised that the development appears liable to pay the Community Infrastructure Levy (CIL). Please ensure that you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/s-environment/policy/community-infrastructure-levy-guidance.aspx> or contact the Council's CIL Officer.



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Date 06 November 2013

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