

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

Application address: 83 Waterhouse Lane SO15 8QB			
Proposed development: Erection of a three storey building including accommodation in the roofspace, comprising 1 x one bed and 4 x two bed flats (Outline Application seeking approval for Access, Appearance, Layout And Scale)			
Application number	14/00029/OUT	Application type	OUT
Case officer	Joanne Hall	Public speaking time	5 minutes
Last date for determination:	03/03/2014	Ward	Millbrook
Reason for Panel Referral:	Referred by the Planning & Development Manager	Ward Councillors	Cllr Asa Thorpe Cllr David Furnell

Applicant: Allen Property Management Ltd	Agent: John Warwick
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to the criteria listed in the 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. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should 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, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS13, CS15, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Site History

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:

- i. 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 SPD relating to Planning Obligations (September 2013);
- ii. Provision of affordable housing in accordance with Policies CS15, CS16 and 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.
- iv. The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).

2. In the event that the legal agreement is not completed by *3 months from the date of this meeting (by 22 July 2014)* 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.

1.0 The site and its context

1.1 The application site consists of land taken from rear gardens of properties within Waterhouse Lane. The site itself faces onto Waterhouse Way. The site is surrounded by a mix of residential properties including two storey houses, blocks of flats and apartments for the elderly. Directly opposite the site is part of the old B.A.T site. The site currently contains garages which are accessed from a side track which run along the rear gardens of the properties on Waterhouse Lane.

2.0 Proposal

2.1 The proposal is for a three-storey block of flats comprising 4x two bed flats and 1x one bedroom flat in the roofspace. The design would include two front dormer windows and six rear facing rooflights within a hipped roof. The front elevation of the block would include two projecting gables and a porch above a central, communal front door. It is proposed that the materials used on the exterior of the building would be brickwork at ground floor, render to the first floor and roof tiles to the third floor/roof space similar to that of a traditional dwelling.

2.2 Similar schemes have previously been determined on this site as detailed in section 4.1 and **Appendix 2**. Some earlier schemes had a smaller site area with only three rear gardens incorporated within the application site. This application incorporates the rear gardens of 83, 85, 87 and 89 Waterhouse Lane.

2.3 The scheme has no provision for off-road parking and only provides facilities on site for the storage for bicycles. The proposal includes a communal rear garden space for the use of the residents of the flats. It is proposed that the flats will be built to meet Code 4 of the Code for Sustainable Homes as required by policy CS20.

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 have been various similar applications on this site in the past. A scheme was originally refused in 2007 due to the bulk of the building as well as issues relating to overlooking. This has been previously addressed by the removal of rear facing windows, lowering the height of the roof and reducing the depth of the building. This amended scheme was approved in 2007 but not implemented and as such that permission has expired. In 2008, the scheme was altered further to include dormer windows and an additional flat in the roof space which was judged to be supportable in principle but was refused only due to the lack of an S106 agreement.

4.2 Full site history is shown in **Appendix 2**

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 and erecting a site notice (10.01.2014). At the time of writing the report **3** representations have been received from surrounding residents. The following is a summary of the points raised:

5.1.1

- Reduction in size of garden means less area for children to play

Response – The rear gardens of 83-89 Waterhouse Lane remain suitable for residential amenity of the occupiers of the properties. Planning permission is not required to subdivide the gardens.

- There are already noise concerns and potential for anti-social behaviour which this application could make worse

Response – any existing neighbour problems are not particularly relevant to this application and, in principle, the proposal should not lead to noise problems. Like other properties, if occupants do cause a problem then the appropriate route is to raise that with Environmental Health who have the necessary powers to deal with such nuisance.

- Inconvenience, noise and obstructions caused by construction works / access to rear track leading to garages

Response – The rear track is used by the residents of Waterhouse Lane as it is a means of access to the rear of their properties. Access can be controlled by condition to minimise the impact on residential neighbours through limiting hours of construction and requiring vehicles to leave the track clear for residents to use.

- Reduce property values

Response – Property values are not a material planning consideration and as such cannot be considered as part of this application.

- Only immediate neighbours have been notified

Response – The Local Planning Authority has fulfilled its obligation by notifying all neighbours which share a boundary with the site including those in Latham Court who border the site. A site notice was also erected close to the site. Comments will be considered by anyone submitting them in time.

- Loss of privacy

Response – There are not rear windows at first floor level which would overlook the properties and gardens to the rear of the site. The impact on the residential amenity of the flats is mitigated using roof lights within the roof slope. There is a side window in each side elevation which serves bathrooms. These will be obscure glazed.

- Daylight

Response – The Residential Design Guide SPD sets out separation distances of 12.5m between habitable room windows and gable ends to ensure that adequate daylight is not lost. Number 89 would be situated 15.4m at first floor level from the side wall of the proposed building with the ground floor extension being 12.5m away. Number 87 is closer with 11.7m distance at first floor and 7.7m at ground floor. However, number 87 is situated to the end of the proposed building and will partially back onto the garden area and would therefore not be impacted upon as significantly. The RDG also sets out a 45 degree rule to maintain daylight and outlook. This can be applied to the properties of Latham Court. There are no side windows which face onto the site and the proposed building would not breach the 45 degree code when measured from the front and rear windows of the flats.

- Parking issues

Response – There have been no objections from the highways officers in principle. It is noted that a parking survey would have been useful but not essential for this application as judged by the Highway Development Management Team.

Consultation Responses

- 5.2 **SCC Highways** – No objections in principle. There are however, a few things which will need to be addressed. As the scheme is car free, the introduction of five units may have some harmful impact to the local on-street parking. This will depend on its current capacity and demand and therefore a parking survey in the form of the Lambeth model may be required. Further details will need to be submitted for the cycle storage facilities and must comply with SCC standards. With shared stores, there should be lock systems provided for each individual cycle (e.g. Sheffield stands). If possible, the 2m x 2m sightline on the South-western corner of the site should be conditioned so that it must be maintained and kept clear at all times.

Updated - With regards to the lack of parking survey, this is judged to be acceptable for this application. The Highways Officer was on site along this section of Waterhouse Lane (13/03/14 evening) and the parking demand was not too high. Also, along this section of the street, the carriageway width is fairly wide and it is not considered that this is a highway safety concern and is more of an amenity issue.

- 5.3 **SCC Sustainability Team** – A full pre-assessment estimator for the code for sustainable homes has been received, demonstrating that the development can achieve level 4.

Condition to be imposed for Code Level 4 (pre-commencement)

- 5.4 **SCC Environmental Health (Contaminated Land)** - The proposed land use is judged as being sensitive to the affects of land contamination. Records maintained by SCC - Regulatory Services indicate that the subject site is located on/adjacent to the following existing and historical land uses:-

- Warehouse
- Bedding Works
- BAT Factory

These land uses are associated with potential land contamination hazards. There is the potential for these off-site hazards to migrate from source and present a risk to the proposed end use, workers involved in construction and the wider environment.

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. Issues to be address by condition for unsuspected contamination.

- 5.5 **SCC Community Infrastructure Levy (CIL)** – The development will become CIL liable at reserved matters stage. The charge will be levied at £70 per sq m on the Gross Internal Area of the new development. If any existing floor space is to be used as deductible floor space the applicant will need to demonstrate that continuous lawful use of the building has occurred for a continuous period of at

least six months within the period of 12 months ending on the day that planning permission first permits the chargeable development. Please include an informative so the applicant is aware of this.

5.6 **Southern Water** – Require discussion with developer regarding connection to the sewers and therefore recommended informative on application.

5.7 **Environment Agency** - No objections to the development as proposed

6.0 **Planning Consideration Key Issues**

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

6.2 Principle of Development

6.2.1 There have been various applications for this scheme on this site in the past. A scheme was originally refused in 2007 due to the bulk of the building as well as an issue relating to overlooking. This was addressed by the removal of rear facing windows which overlooked neighbouring gardens. The bulk was also reduced by lowering the height of the roof and reducing the depth of the building. This amended scheme was approved in 2007 but not implemented and as such the permission no longer stands. 2008 saw the introduction of dormer windows to the front elevation to facilitate a 5th flat in the roof space. The scheme was judged to be supportable in principle but was refused due to the lack of S106 agreement. From this, it is judged that the principle of the development has previously been deemed acceptable. There have not been any material changes in policy which would override this.

6.3 Residential amenity of neighbouring properties

6.3.1 There are two main differences between the previous schemes and the current proposals which are:-

- that the roof height and pitch have been increased slightly; and
- that an extra area of land has been incorporated into the site from a rear garden.

The roof height is slightly higher but does not change the general appearance or scale of the proposed building. In order to mitigate the impact of the increased height, the property has been set back within the now larger site. As an additional rear garden has been incorporated into this scheme, the impact of the development upon rear gardens of Waterhouse Lane is reduced in terms of overshadowing.

6.3.2 As with the two previous schemes, measures have been taken to ensure that the neighbouring residential properties and gardens will not be overlooked by occupiers of the proposed development by removing windows from the rear elevation at first floor level and using obscure glazed windows in the side elevations. The rooms at first floor level are designated as bedrooms and would be lit by roof lights in order to maintain sufficient daylight to rooms.

6.3.3 As well as issues of privacy, concerns were raised by neighbours regarding loss of light and outlook. Paragraph 2.2.7 of the Residential Design Guide (RDG) recommends a separation distance of 12.5m between habitable room windows

and gable ends. Number 89 would be situated 15.4m at first floor level from the side wall of the proposed building with the ground floor extension being 12.5m away. Number 87 is closer with 11.7m distance at first floor and 7.7m at ground floor. However, number 87 is situated to the end of the proposed building and will partially back onto the garden area and would therefore not be impacted upon as significantly.

6.4 Design and character

6.4.1 The use of different materials helps the building to blend in with the area and helps reduce its bulk. The traditional style is in-keeping with the surrounding properties and character of the area by incorporating timber frame detailing, front facing gables and traditional materials. The three storey building height is taller than the neighbouring two storey buildings. However, it has the appearance of a traditional two storey residential building with roof space and due to the change in ground levels sloping away from Waterhouse Lane down Waterhouse Way, the ridge of the roof of the proposed block is below that at 87 and 89 Waterhouse Lane. Sufficient defensible space will be provided to the front of the site with the addition of a low level wall which protects the privacy of the ground floor flats as well as adding to the traditional appearance of the building with the creation of a front garden style area. The design of the building is therefore acceptable and is in-keeping with the character of the streetscene.

6.5 Residential amenity of occupiers of flats

6.5.1 As a result of the increased site area, the garden size has been increased which provides a good level of outdoor amenity space for the residents of the building. Both policy CS16 and the RDG state that 20sqm of garden space should be provided per flat within a communal area. This has been exceeded with a proposed area of 130sqm. The garden appears to be sufficiently private and suitable for sitting out, drying washing and other related activities. However, landscaping matters (including soft and hard landscaping and means of enclosure) will be dealt with and agreed as reserved matters.

6.5.2 The site has a density of approximately 142 dwellings per hectare (dph). This is in keeping with the high density level of the surrounding terraced properties and nearby flatted blocks. The site is within approximately 400m via English Road, Heysham Road and Villiers Road from Shirley District Centre which is a walkable distance to local amenities and public transport links. Bus stops can be found in Waterhouse Way, Shirley Park Road and English Road.

6.6 Highways and parking

6.6.1 Sufficient bin and cycle storage facilities have been provided on site with bins and some cycles being stored in the garden area and further cycle storage will be provided within the entrance of the block. The Council's Highways Development Management team have also indicated that as the scheme is car-free, a parking survey would have been beneficial. Having considered the scale of the proposal it is judged that although a survey could have been provided as supporting information, the lack of a parking survey is not sufficient to warrant refusal of this application. Having visited the site in the evening, the highways officer found that the parking provision was acceptable.

7.0 Summary

7.1 With regard to the above, it is judged that no significant detriment would be caused to neighbours or the local area which would justify the refusal of the application. The scheme is acceptable in terms of residential amenity of occupiers and neighbours, the effect of the character of the area and streetscene and the impact on the local area in general. The proposal helps to deliver housing in accordance with policy CS4 and contribute to the provision of affordable housing through the provision of a s106 agreement in accordance with policy CS15. Outline permission is therefore recommended for approval subject to conditions.

8.0 Conclusion

8.1 The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should 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, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS13, CS15, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

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

JOAHAL for 22/04/14 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the appearance and design of the structure, the scale, massing and bulk of the structure of the site is approved subject to the following:

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:
 - the landscaping of the site specifying both the hard landscaping treatments (such as paving or hardstanding), soft landscaping treatments (planting, lawned area, trees etc) and means of enclosures (fencing, walls, trellising)
- (ii) An application for the approval of the outstanding reserved matters shall be made in

writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission

(iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. 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.

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

No development works shall be carried out unless and until a detailed schedule of materials and finishes including samples (if required by the LPA) to be used for external walls, windows, doors and the roof of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority. Details shall include all new glazing, panel tints, stained weatherboarding, drainage goods, and the ground surface treatments formed. 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 interests of amenity by endeavouring to achieve a building of visual quality.

04. 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.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no 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

06. APPROVAL CONDITION - Access to Rear Track (Performance Condition)

At all times throughout the construction of the proposal hereby approved, both pedestrian and vehicular access to the track to the west of the site shall remain open and unobstructed.

Reason:

To retain unrestricted access to the garages and rear entrances of the properties on Waterhouse Lane.

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- 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:

- i. 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.
- ii. 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.
- iii. 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 (iii) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene 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.

09. 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.

10. 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).

11. 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.

12. APPROVAL CONDITION - Sightlines specification [Pre-Commencement Condition]

Sight lines [shown on the Approved drawing 13/1918/P01 of 2m by 2m measured at the back of footway] shall be provided before the use of any building hereby approved commences, and notwithstanding the provisions of the Town and Country Planning General Development Order 1988 no fences walls or other means of enclosure including hedges shrubs or other vertical structures shall be erected above a height of 1.2m above carriageway level within the sight line splays.

Reason:

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

13. APPROVAL CONDITION - Cycle parking [Pre-Occupation Condition]

Prior to the first occupation of the development details and plans of the covered, enclosed and secure bicycle parking compound (including elevational and material details) shall be submitted to and approved in writing by the Local Planning Authority. The bicycle compound shall provide for a minimum of 5 bicycles. The development shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority after consultation with the Local Highway Authority for the parking of bicycles and the storage of associated ancillary equipment (coats, cycle helmets, books etc.) clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason:

To accord with sustainable transport policy aimed at providing a choice of travel mode available for the staff of the premises by enabling adequate provision of a facility which is likely to reduce the amount of vehicular traffic on existing roads.

14. 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.

15. Note to Applicant - Southern Water Connection to Public Sewer

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterborne, Hampshire, SO21 2SW (tel. 0330 303 0119) or www.southernwater.co.uk.

16. Note to Applicant - Performance Conditions

Your attention is drawn to the performance conditions above which relate to the development approved in perpetuity. Such conditions are designed to run for the whole life of the development and are therefore not suitable to be sought for discharge. If you are in any doubt please contact the Council's Development Control Service.

17. Note to Applicant - Pre-Commencement Conditions

Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP22	Contaminated Land
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - September 2013)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Relevant Planning History

09/00188/OUT - Erection of a three-storey building including accommodation in the roof space, comprising 1 x one-bed and 4 x two-bed flats. (Outline application seeking approval for Access, Appearance and Layout) (Resubmission of 08/01681/OUT) - Withdrawn 30/03/2009

08/01681/OUT - Erection of a three storey building including accommodation in the roofspace, comprising 1 x one bed and 4 x two bed flats (outline application seeking approval for access, appearance, layout and scale) - REF 13/01/2009

Reason for refusal:

Failure to secure planning obligations

The proposal fails to satisfy the provisions of Policy IMP1 of the City of Southampton Local Plan Review (March 2006) and the Council's Supplementary Planning Guidance on planning obligations by not securing the following:

- a) measures to support sustainable modes of transport such as necessary improvements to public transport facilities, footways and pedestrian/cycle facilities within the vicinity of the site;
- b) measures to support strategic transport initiatives;
- c) a contribution towards public open space and children's play space to serve the needs of the development as required by Policies CLT5 and CLT6 of the City of Southampton Local Plan Review (March 2006);

07/01846/FUL - Redevelopment of the site. Erection of 4 x two-bed flats at land to the rear of 85-89 Waterhouse Lane with associated storage and on-site amenity space (resubmission) - CAP 10/01/2008

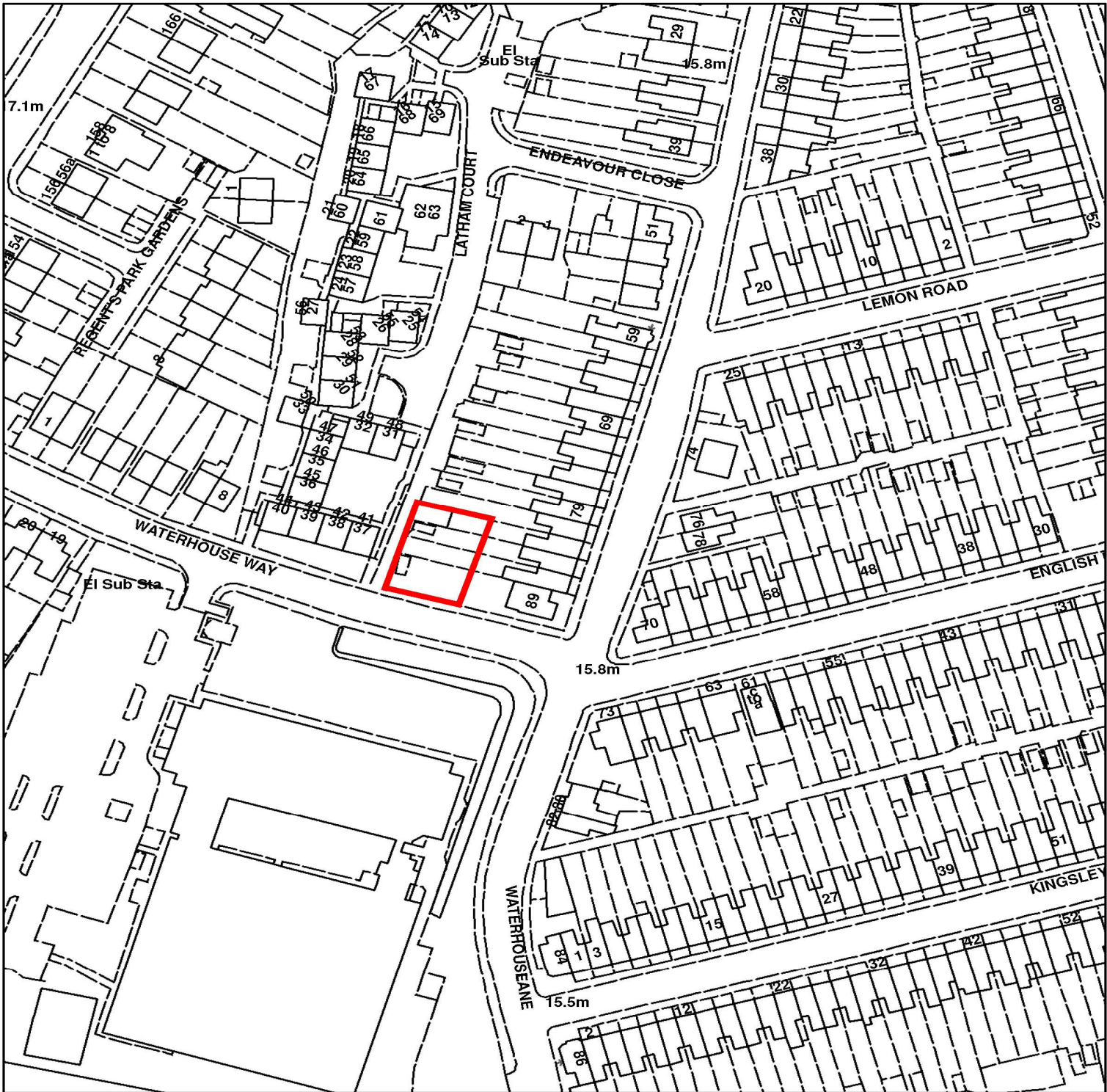
07/01185/FUL - Redevelopment of the site. Erection of 4 x two-bed flats at land to the rear of 85-87 Waterhouse Lane with associated storage and on-site amenity space - REF 19.09.2007

Reason for refusal:

Unneighbourly

The proposed two storey building, by reason of its height, bulk, massing and overlooking windows, constitutes an unneighbourly and over dominant form of development which would be detrimental to the amenities currently enjoyed the occupiers of neighbouring residential occupiers in Waterhouse Lane as result of visual intrusion, overshadowing and loss of privacy. As such the proposal is contrary to Policies SDP1 (i)/(ii - particularly paragraphs 2.2.1, 2.2.2 of the Residential Design Guide (September 2006), SDP9 (v), H2 (iii) and H7(iii) of the City of Southampton Local Plan Review (March 2006)

14/00029/OUT



Scale: 1:1,250

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