



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

Concept Design & Planning Mr Rob Wiles
Office 21/22
Roxan Business Centre
142 Lodge Road
Southampton
SO14 6QR

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - CONDITIONAL APPROVAL

Proposal: **Erection of one Class C3, six bedroomed dwelling arranged on two floors (top floor in roofspace) with integral garage, to rear of existing house following part demolition/alterations of existing house and provision of parking spaces and associated bin/cycle stores.**

Site Address: **1 Beechmount Road Southampton SO16 3JD**

Application No: **12/01933/FUL**

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

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

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

Reason:

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

04. APPROVAL CONDITION- 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.

05. 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.

06. 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.

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

In the local planning authority's opinion, the submitted arboricultural report is flawed. No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during

all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

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

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

Reason:

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

09. 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.

10. APPROVAL CONDITION - No bonfires [Performance Condition]

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

Reason:

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

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 - 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).

13. 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).

14. 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.

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

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

Reason:

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

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

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

REASON

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

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

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

Reason:

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

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

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

Reason:

To protect the amenity and privacy of adjacent properties.

19. 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.

20. 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.

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

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

Reason:

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

22. PERFORMANCE CONDITION - West rooflight cill height

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

Reason:

To prevent intrusive overlooking of 132 Bassett Avenue.

23. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

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

Class F (hard surface area)

Class G (heating fuel store)

Reason:

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

24. 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.

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Whilst the development includes existing residential garden, and the priority for new development should be on previously developed land, the proposal is considered to respect the established pattern of development and provides additional family housing meeting a specific housing need. The retention of the mature landscape setting and the position of the dwelling within the plot will result in no adverse visual impacts to existing streetscenes or the wider context. Overall, the character and appearance of area would be preserved as would the health of the adjacent trees covered by The Southampton (Bassett Avenue and Beechmount Road) Tree Preservation Order 1962. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

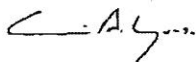
Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, SDP22, NE4, NE6, HE6, H1 and H7 of the City of Southampton Local Plan Review (March 2006) and Policies CS6, CS13, CS18, CS19, CS20 and CS22 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Notes to Applicant

1. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo ST. James House, 39A Southgate Street, Winchester, SO23 9EH (Tel. 01962 858688), or go to www.southernwater.co.uk.

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

3. The developer/site owner is reminded that the approved dwelling and the existing dwelling fall within Class C3 of the Town and Country Planning (Use Classes) Order 1987. Use of either as a small (Class C4) or large sui generis house in multiple occupation would require the further granting of planning permission.



Chris Lyons 
Planning & Development Manager

28 March 2013

If you have any further enquiries please contact:
Stephen Lawrence

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
		Sustainability assessment	20.12.2012	Approved
WITH AGENT'S E-MAIL 8.1.13		Sustainability assessment	08.01.2013	Approved
C12/095.01		Location Plan	20.12.2012	Approved
C12/095.02		Block Plan	20.12.2012	Approved
C12/095.06	B	Block Plan	29.01.2013	Approved
C12/095.10	B	Floor Plan	29.01.2013	Approved
C12/095.11	B	Roof Plan	29.01.2013	Approved
C12/095.12	B	Elevational Plan	29.01.2013	Approved
C12/095.13	B	Elevational Plan	29.01.2013	Approved
C12/095.14	B	Elevational Plan	29.01.2013	Approved
C12/095.16		Sections	11.03.2013	Approved
		Design and Access Statement	29.01.2013	Approved
29.1.2013		Letter of amendment	29.01.2013	Approved
C12/095.03	B	General Plan	11.03.2013	Approved
C12/095.04	B	Elevational Plan	11.03.2013	Approved
C12/095.05	B	Elevational Plan	11.03.2013	Approved
C12/095.07	B	General Plan	11.03.2013	Approved
C12/095.08	B	Elevational Plan	11.03.2013	Approved
C12/095.09	B	Elevational Plan	11.03.2013	Approved
C12/095.15	B	Elevational Plan	29.01.2013	Approved

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals can be submitted on line www.planning-inspectorate.gov.uk or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted other than subject to the conditions imposed by it having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under that Order.
4. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
7. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
8. The applicant is recommended to retain this form with the title deeds of the property.

Please address any correspondence in connection with this form quoting the application number to: **Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS**



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Development Procedure) Order 1995

Concept Design & Planning
Rob Wiles
Office 21/22
Roxan Business Centre
142 Lodge Road
Southampton
SO15 2EA

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

OUTLINE APPLICATION - REFUSAL

Proposal: **Erection of a 3-storey building to create 9 flats (comprising 1 x 3-bed with private amenity, 5 x 2-bed and 3 x 1-bed) with associated parking and cycle/refuse storage (outline application seeking approval of Access, Appearance, Layout and Scale)**

Site Address: **1 Beechmount Road, Southampton, SO16 3JD**

Application No: **13/00290/OUT**

For the following reason(s):

01. REASON FOR REFUSAL - Overbearing sense of enclosure

The proposed building, by reason of its mass and scale, with a generally unrelieved west elevation, would appear overbearing and create an undue sense of enclosure to the detriment of the amenities of neighbours and use of their gardens particularly at 132 and 134 Bassett Avenue. As such, the proposed development would prove contrary to the NPPF and following policies of the Development Plan for Southampton:-

City of Southampton Local Development Framework Core Strategy (January 2010)

CS13 (10)/(11)

City of Southampton Local Plan Review (March 2006)

SDP1 (i - particularly the guidance set out in paragraphs 2.2.1 and 2.2.18-2.2.19 of the Residential Design Guide [September 2006]), SDP7 (iv)/(v), SDP9 (i)/(v) and H2 (iii).

02. REASON FOR REFUSAL - Adverse impact on privacy

The proposed building by reason of habitable room windows above ground floor level in the west elevation, would intrusively overlook the gardens of 130-134 Bassett Avenue. As such, the proposed development would prove contrary to the NPPF and following policies of the

Development Plan for Southampton:-

City of Southampton Local Development Framework Core Strategy (January 2010)

CS13 (10/(11))

City of Southampton Local Plan Review (March 2006)

SDP1 (i - particularly the guidance set out in paragraph 2.2.1 of the Residential Design Guide [September 2006]), SDP7 (v), SDP9 (v) and H2 (iii).

03. REASON FOR REFUSAL - Lack of up to date bat survey

An updated bat survey has not been undertaken since 2008. The applicant should demonstrate that demolition of existing buildings on the site would not displace or harm bats potentially roosting on the application site. As such, the applicant is potentially placing at risk a protected species contrary to Policy CS22 of the City of Southampton Local Development Framework Core Strategy (January 2010) and Policy SDP12 of the City of Southampton Local Plan Review (March 2006) and paragraphs 4.8.1-4.8.2 of the Residential Design Guide (September 2006).

04. REASON FOR REFUSAL - Fails to secure S.106 measures

In the absence of a completed S.106 legal agreement to mitigate against the scheme's direct impacts the proposal fails to satisfy the provisions of Policy CS25 of the City of Southampton Local Development Framework Core Strategy (January 2010) and the Council's Supplementary Planning Guidance on Planning Obligations (August 2005 - as amended) in the following areas:

a) affordable housing in accordance with Policy CS15 of the Core Strategy;

b) site specific measures to support sustainable modes of transport such as necessary improvements to public transport facilities and footways within the vicinity of the site in accordance with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) and Policy CS18 of the Core Strategy;

c) measures to support strategic transport initiatives in accordance with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) and Policy CS18 of the Core Strategy;

d) the provision of public open space including 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);

Amenity Open Space ("open space")

Playing Field;

Children's playspace; and,

e) a highways condition survey to make good any possible damage to the public highway in the course of construction.

C. Lyons

Chris Lyons
Planning & Development Manager

LP

22 April 2013

For any further enquiries please contact:
Stephen Lawrence

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
19.12.2012		Arboricultural report	22.02.2013	Refused
2892		Tree Survey	22.02.2013	Refused
UNDATED		Design and Access Statement	22.02.2013	Refused
22.1.2013		Sustainability assessment	22.02.2013	Refused
BREGLOBAL		Sustainability assessment	22.02.2013	Refused
C12/095.101		Location Plan	22.02.2013	Refused
C12/095.102		Site Survey	22.02.2013	Refused
C12/095.103		Block Plan	22.02.2013	Refused
C12/095.104		Floor Plan	22.02.2013	Refused
C12/095.105		Floor Plan	22.02.2013	Refused
C12/095.106		Floor Plan	22.02.2013	Refused
C12/095.107		Roof Plan	22.02.2013	Refused
C12/095.108		Elevational Plan	22.02.2013	Refused
C12/095.109		Elevational Plan	22.02.2013	Refused
C12/095.110		Elevational Plan	22.02.2013	Refused
C12/095.111		Elevational Plan	22.02.2013	Refused
C12/095.113		Sections	22.02.2013	Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within the timescales set out below.

1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at www.planning-inspectorate.gov.uk** or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority.
2. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
5. The applicant is recommended to retain this form with the title deeds of the property.
6. 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)

Please address any correspondence in connection with this form, quoting the application No to: **Development Control Service, Southampton City Council, Civic Centre, SOUTHAMPTON, SO14 7LS**