

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 28<sup>th</sup> September 2010  
 Planning Application Report of the Planning and Development Manager

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|--|------------------------|----------------------|---|
| <b>Application address:</b>  |                        |                      |   |
| Belmont & No. 10, Seagarth Lane SO16 6RL   |                        |                      |   |
| <b>Proposed development:</b>   |                        |                      |   |
| Redevelopment of the site, erection of a 2 storey terrace block comprising of 3X 4 bed house and a detached 4 bed house with associated parking and cycle / refuse storage. following demolition of the existing building. |                        |                      |   |
| Application number   | 10/00587/FUL           | Application type     | FUL   |
| Case officer   | Bryony Giles           | Public speaking time | 5 minutes                                   |
| Last date for determination:   | 19.07.2010             | Ward                 | Bassett                                     |
| Reason for Panel referral  | PPS3 garden land issue | Ward Councillors     | Cllr Samuels<br>Cllr Mizon<br>Cllr Hannides |

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| <b>Applicant:</b> Mr A Sondh | <b>Agent:</b> Mr Amarjit Sondh |
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| <b>Recommendation Summary</b> | <b>Conditionally approve</b> |
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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 design of the proposed dwellings responds successfully to the context and character of the street scene, providing additional family sized homes which make a positive contribution to the mix of housing available within this location and provides an appropriate residential environment for future occupants of the site. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

“Saved” Policies – SDP1, SDP5, SDP7, SDP9, H1, H2, H7, of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS16, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. National Planning Guidance contained within PPS1 (Delivering Sustainable Development) and PPS3 (Housing 2010) are also relevant to the determination of this planning application.

|                          |                           |  |  |
|--------------------------|---------------------------|--|--|
| <b>Appendix attached</b> |                           |  |  |
|                          |                           |  |  |
| 1                        | Development Plan Policies |  |  |
|                          |                           |  |  |

## **Recommendation in Full**

### **Conditionally approve**

#### **1. The site and its context**

1.1 The application site is formed of two detached residential dwellings with associated amenity space and parking.

1.2 The site is located to the North East of Seagarth Lane bounding the rear gardens of properties on Winchester Road. The appearance of the site is relatively open to the Seagarth Lane frontage and bounded by a brick wall.

1.3 To the north west of the application site is a private road which leads to a block of flats at its rear. At present, only 10 Seagarth Lane has pedestrian access rights along this road.

1.4 The surrounding area is characterised by a mix of property types and styles. The most immediate properties are predominately detached with generous gardens. Directly opposite the site is a modest flat development, whilst to the south an estate of two storey terraced housing dominates the character of this section of the road.

1.5 The site is located within a zone of low accessibility.

1.6 The canopy of a tree covered by the The Southampton (Winchester Road / Seagarth Lane) TPO 1989 overhangs 10 Seagarth Lane.

#### **2. Proposal**

2.1 The application seeks consent for the demolition of the existing dwelling houses and the redevelopment of the site to form a terrace of 3 x 4 bedroom houses and a detached 4 bedroom house.

2.2 Four off road car parking spaces are provided.

#### **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 Policy SDP1(i) requires planning permission to only be granted for development which does not unacceptably affect the health, safety and amenity of the city and its citizens.

3.3 Policy CS13 (11) requires urban form and scale to be considered and advocates the need to make higher densities work, being of an appropriate scale, massing and appearance.

3.4 Policy CS5 advocates that intensification and higher densities will be appropriate in some areas of the city in order to make best use of land, to support a range of local services and infrastructure and to create a residential environment with a mix of housing including smaller units. At all densities, residential development should be high quality,

energy efficient and in line with best practice in sustainability and should maximise outdoor space, for example by providing gardens, roof terraces or balconies.

### **PPS3 Housing (2010)**

3.5 On June 9th 2010 private residential gardens were excluded from the definition of Previously Developed Land (PDL) in the Government's Planning Policy Statement on Housing (PPS3). Also, the requirement to achieve a minimum density of at least 30 dwellings per hectare was removed.

3.6 The revised PPS3 maintains that the priority for development should be PDL (Paragraph 36 refers).

3.7 The adopted Core Strategy (in Policy CS4 Housing Delivery) indicates that 16,300 additional homes will be provided over the plan period, with 5,750 homes to be provided on allocated and identified sites between April 2009 and March 2014. The figures demonstrate that the city has a housing supply from identified sites sufficient to meet requirements until and beyond 2018/19, without reliance on windfall sites. The change to the definition of PDL, and the Council's current predicted supply, means that the principle of development will now be an issue for new windfall proposals for housing units to be built entirely on private residential gardens (often termed "garden grab").

3.8 That said, the revised PPS3 maintains that the planning system should provide "*a flexible, responsive supply of land that is managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate*" (Paragraph 10 refers). The national annual target that "*at least 60 per cent of new housing should be provided on previously developed land*" remains, suggesting that residential development can still take place on other land subject to the local circumstances of each site involved.

3.9 It is the view of the Council's Planning Policy Team that the recent changes to PPS3, along with the removal of the national indicative minimum density standards, are not intended to stop all development on private residential gardens. Instead it allows Councils greater powers to resist such development where there is a demonstrable harm *inter alia* to the character and appearance of an area. The judgement as to whether such proposals are acceptable will need to consider, amongst other factors:

- the loss of private residential garden land;
- the contribution the land currently makes to the character of the area;
- the impact on the defined character of the area; and,
- the contribution that the scheme makes to meeting housing need.

3.10 The revised PPS3 maintains that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted (Paragraph 13 refers).

## **4.0 Relevant Planning History**

4.1 None applicable.

## **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 also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (03.06.2010). At the time of writing the report 1 representation has been received from a nearby resident.

5.2 The letter of representation was received from the current tenant of 'Belmont' who expressed concern that they may have to leave the property if the proposed development is approved. The tenant wanted to better understand the process.

5.3 **SCC Highways** - The following conditions should be applied

- Car parking spaces must be fully laid and marked out prior the occupation of the development. The turning area must be kept clear to ensure vehicles can enter and leave the site in a forward gear
- Cycles are to be kept in an enclosed, secure and lockable stores.
- Temporary contractors buildings, plant and storage materials to be kept on site only.
- Wheel cleaning facilities to be made available on site.

5.4 **SCC Sustainability Team** – No objection raised subject to the imposition of conditions securing Code for Sustainable Homes level 3 and renewables.

5.5 **SCC Environmental Health (Contaminated Land)** – Annex 2 of PPS23 considers the proposed land use as being sensitive to the affects of land contamination. In view of the sensitive nature of the proposal a more thorough assessment of the potential land contamination hazards would be prudent. Conditions are recommended to ensure the site is free of prescribed contaminants.

5.6 **SCC Ecology** – No objection.

5.7 **SCC Trees** - No objection raised subject to the imposition of suitable planning conditions to protect adjacent trees throughout the construction process.

5.8 **Southern Water** – No objections subject to a condition requiring details of the proposed means of surface water disposal to be submitted and agreed by the local planning authority.

## **6.0 Planning Consideration Key Issues**

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

- i. The principle of development;
- ii. Design
- iii. Residential Amenity;
- iv. Sustainability

### **6.2 Principle of Development**

6.2.1 The proposal would involve the development of garden land which has been recently removed from the definition of previously developed land on the 9th July update to

PPS3: Housing. PPS3 indicates that the priority for development is on previously developed land (paragraph 36 refers).

6.2.2 Whilst there is a clear presumption against development on garden land, where it can be demonstrated that the existing character is not harmed and the contribution that the garden makes is limited to the character of that site and/or area, planning applications for development on garden land should be considered on their merits.

6.2.3 The government's strategic housing and planning policy objectives in PPS3 have not changed. These include increasing sustainable, inclusive and mixed communities and delivering well designed housing in suitable locations. In addition, using land efficiently is still a key consideration in planning for housing (paragraph 45 of PPS3 refers). Good design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.

6.2.4 The proposed development seeks the removal of two detached family homes to be replaced with a terrace of three and one detached, family sized homes.

6.2.5 The dwellings have been designed to address the road frontage and echo the established pattern of development within the Seagarth Lane street scene, with plot sizes being akin to more recent developments within the immediate area. The two storey scale and massing of the building is reflective of building type and size within Seagarth Lane.

6.2.6 The site is located within a low accessibility area. The proposed density of 65 dwellings per hectare exceeds the density levels prescribed in policy CS5 which advocates densities of 35-50 dwellings per hectare in low accessibility areas. The supporting text of this policy states that intensification and higher densities will be appropriate in some areas of the city in order to make best use of the land. It is judged that the application site can accommodate the proposed density of development without compromising the residential amenity of neighbouring dwellings or future occupants of the site. Sufficient garden space is provided and privacy standards are met. It is therefore judged that the density levels proposed are acceptable and will not be harmful to the wider character of the area.

6.2.7 The loss of useable garden space on this site is negligible. The amount of building footprint and hard standing on site has increased by 11%. This includes a designated parking area for future occupants of the site. In addition, the garden sizes provided for the proposed dwellings accord with standards and are both private and useable in layout.

6.2.8 Whilst due consideration must be given to recent changes to PPS3, it is judged that the proposal does not result in an adverse loss of garden space. The proposed development has been designed to be in character with the surrounding street scene and the density makes the most efficient use of this site, providing an appropriate residential environment for its future occupants without compromising the existing residential amenity of neighbours in accordance with policy SDP1 of the Local Plan Review and CS5 of the adopted Core Strategy.

### 6.3 Design

6.3.1 The proposed design repeats the existing position of property on the site, providing an active frontage to both Seagarth Lane and the private road which runs to the north west of the site.

6.3.2 The design of the dwellings respects the scale and proportions of existing buildings in the immediate area and continues the build line of properties within the northern part of

Seagarth Lane in accordance with saved policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review and CS13 of the adopted Core Strategy.

6.3.3 An off road car parking area is proposed, providing 1 for 1 car parking for the proposed dwellings. Whilst the car parking area is remote from a number of the dwellings, it is well surveyed within the street scene and will be secured with an attractively designed boundary wall. In design terms, it was considered more appropriate for the car parking to be given its own designated area rather than requiring parking spaces to the front of the house as this would have meant the buildings would have had to of been stepped back significantly from the road frontage, disrupting the existing build line within the street and significantly reducing available garden space for the dwellings.

#### 6.4 Residential Amenity

6.4.1 The provision of garden space accords with the standards set out in paragraph 2.3.14 of the Residential Design Guide. The terraced dwellings have 50m<sup>2</sup> of amenity space and the detached has 90m<sup>2</sup> of amenity space.

6.4.2 Each property has direct access to their rear garden area, providing appropriate access for the storage of bicycles and refuse bins.

6.4.3 Privacy distances are met and sufficient light and outlook will be afforded to all dwellings as required by paragraphs 2.2.1, 2.2.3 and 2.2.7 of the Residential Design Guide.

6.4.4 In order to further protect the privacy of future occupants of the site it is recommended that windows within the north western elevation of the proposed dwellings which overlook the private road should be obscure glazed. Care will need to be taken to ensure that windows do not open out onto the public highway.

#### 6.5 Sustainability

6.5.1 The applicant has not submitted any information which indicates their intention to meet code for sustainable homes. Therefore, in order to comply with policy CS20 of the adopted Core Strategy conditions requiring the development to meet code for sustainable homes level 3 and achieve 20% on site reduction in Co<sub>2</sub> emissions through renewable energy will be imposed.

#### 7.0 Summary

The proposal has been judged to make a significant contribution to the city's housing stock, whilst making the best use of land available. The re-development of the site and the increase in the density of dwellings is not considered harmful to the context or character of the surrounding area. The loss of existing garden space is minimal and not considered reason enough to refuse the application given the clear benefits the proposal has to offer as set out in this report.

#### 8.0 Conclusion

8.1 This application has been assessed as being acceptable to residential amenity and its local context. The application is recommended for conditional approval.

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 7 (e) PPS3 (2010).

## **BG for 28.09.2010 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 & 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.

#### 03. 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 D (porch),  
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,

Reason:

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

#### 04. APPROVAL CONDITION - Glazing panel specification [Pre-Occupation Condition]

The windows in the north western elevation of the dwellings hereby approved shall be glazed in obscure glass and shall be none opening. The window as specified shall be installed before the development hereby permitted is first occupied and shall be permanently maintained in that form.

Reason:

To protect the privacy enjoyed by the occupiers of the adjoining property and to prevent the windows from opening out over a highway.

06. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

07. APPROVAL CONDITION - no storage under tree canopy [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.

08. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

09. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified Code For Sustainable Homes certification body.

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).

10. APPROVAL CONDITION - Renewable Energy - Micro-Renewables (Pre-Commencement Condition)



An assessment of the development's total energy demand and a feasibility study for the inclusion of renewable energy technologies on the site, that will achieve a reduction in 20% CO2 emissions [as required in core strategy policy CS20] must be conducted. Plans for the incorporation of renewable energy technologies to the scale that is demonstrated to be feasible by the study, and that will reduce the CO2 emissions of the development [as required in core strategy policy CS20] must be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted consent. Renewable technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

**REASON:**

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

**11. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;  
historical and current sources of land contamination  
results of a walk-over survey identifying any evidence of land contamination  
identification of the potential contaminants associated with the above  
an initial conceptual site model of the site indicating sources, pathways and receptors  
a qualitative assessment of the likely risks  
any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved 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.

**12. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]**

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

#### 13. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

#### 14. APPROVAL CONDITION - 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.

#### 15. 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.

#### 16. 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.

#### 17. Approval Condition - Refuse and Cycle Storage [Pre-Commencement Condition]

Prior to the commencement of development full details of proposed refuse and cycle storage must be submitted to and agreed in writing by the local planning authority. The storage must be secure and lockable. Once agreed the storage must be made available for use prior to the first occupation of the dwellings and thereafter retained and maintained for that purpose at all times.

Reason

In the interests of promoting cycling as a sustainable form of transport and to ensure the refuse bins are not left on the public highway.

#### 18. APPROVAL CONDITION - Car Parking [Pre-occupation Condition]

The car parking spaces hereby approved must be laid and marked out prior to the first occupation of the development hereby approved. The parking spaces as laid out must be retained for that purpose at all times and the turning area kept clear.

Reason

To ensure adequate parking provision for the occupiers of the dwellings and to ensure that all cars can enter and leave the site in a forward gear.

#### 19. 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.

#### 20. APPROVAL CONDITION – Boundary Details [Pre-commencement condition]

Prior to the commencement of development details of the proposed boundary treatments must be submitted to the local planning authority and agreed in writing. The details shall include measures to ensure that the gate which serves the car parking area remains closed and secured at all times other than to allow vehicles to enter and leave the site. The agreed details must be made available prior to the first occupation of the dwellings hereby approved and thereafter retained and maintained at all times.

Reason

In the interests of visual amenity and to secure the parking area as approved.

#### 21. PERFORMANCE CONDITION - Doors/windows/gates: means of opening

No door, or gate or window shall be so fitted that it projects over any highway when opened.

REASON:

In the interests of highway safety.

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

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

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

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

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

The approved scheme shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.