

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 26.10.2010
 Planning Application Report of the Planning and Development Manager

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| Application address: Rear of 336-340 Portsmouth Road | | | |
| Proposed development: Erection of 2x3-bed semi-detached bungalows with associated parking and cycle/refuse storage | | | |
| Application number | 10/01093/FUL | Application type | FUL |
| Case officer | Bryony Giles | Public speaking time | 5 minutes |
| Last date for determination: | 19.10.2010 | Ward | Sholing |
| | | Ward Councillors | Cllr Dick Cllr Fitzgerald Cllr Osmond |

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| Applicant: Hgs Developments | Agent: Michael Weakley Associates |
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| Recommendation Summary | Conditionally approve |
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Reason for Panel Referral: Development on land previously used as garden.

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 and scale of the proposed dwelling responds successfully to the context and character of the immediate area. It provides additional family sized homes, which make a positive contribution to the mix of housing available within this location. It also provides an appropriate residential environment for future occupants of the site without adversely affecting the residential amenity of neighbouring dwellings. 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.

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| Appendix attached | | | |
| 1 | Development Plan Policies | | |
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Recommendation in Full

Conditionally approve

1. The site and its context

1.1 The application site comprises sub-divided garden land to the rear of 332-340 Portsmouth Road. The access to the site from Portsmouth Road is steep and the front build line of properties facing Portsmouth Road are set back approximately 12m from the highway. To the rear of existing dwellings the site is bounded by a 1.8m high close boarded fencing. The piece of land intended for development has been temporarily enclosed and is no longer in use as garden land to the dwellings they originally formed part of.

1.2 The surrounding area comprises a mix of bungalows and houses with a layout that includes backland development. The proposed site seeks to tie into the development of three bungalows on land further to the rear of this site and on neighbouring land to the rear of 247 Upper Weston Lane.

1.3 Land between the recently built bungalows at the rear of the site has been paved and laid out for parking.

2. Proposal

2.1 The application seeks consent for two bungalows within the rear of gardens 336 and 338 Portsmouth Road. Planning permission for a single bungalow on this site was granted in 2008.

2.2 The semi-detached pair of bungalows have been designed in a similar manner to those which already exist on the site. It is intended that the same materials will be used should they be approved. Each back garden would be 10m deep.

2.3 Access to the site will be taken from the existing access formed for the existing three bungalows via Portsmouth Road. Parking is made available for the dwellings on land adjacent to the site

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 Developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

3.3 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.

3.4 Policy SDP7(iv) requires development to respect the scale, density and proportion of existing buildings.

3.5 Policy CS13 (11) expands on this requiring urban form and scale to be considered and advocates the need to make higher densities work, being of an appropriate scale, massing and appearance.

3.6 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 and affordable housing. 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)

3.7 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.

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

3.9 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").

3.10 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.

3.11 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.

3.12 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 09/00165/FUL - Erection of a block of 3 garages on Land to rear of 336 Portsmouth Road to be used by 334-338 Portsmouth Road – Approved. 15.04.2009. [Built]

4.2 08/00002/FUL - Erection of 2 x three-bedroom bungalows with associated parking and vehicular access (resubmission) - Approved. 20.06.2008. [Built]

4.3 08/00911/FUL - Demolition of existing garage, shed and outbuildings and erection of 1 x 3 bedroom bungalow, with detached single storey bike shed - Approve. 28.08.2008. [Not Built]

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 on the 02.09.2010. At the time of writing the report 2 representation had been received from surrounding residents.

5.2 Planning related objections are as follows;

- Object the proposed driveway and additional use of it which will cause noise and pollution onto the rear garden of 245 Weston Lane.

Response – The access road which runs parallel to the western boundary of 342 Portsmouth Road is now an established access which is screened with high panel fencing. Property 245 Weston Lane sits to the rear of the site with its rear build line being 14m away from (measured from diagonally from corner to corner) from the build line of the proposed bungalows and as such it is considered that there will be no direct impact from occupiers of this property. It is appreciated that there will be an increase in trip generation associated with the increase in 1 additional dwelling on site but this is not considered to be detrimental to existing residential amenity.

- Concern that further development will come forward for land adjacent to this application site.

Response – Each application must be considered on its own merits. Should a further application be submitted full consideration must be given to planning policy relevant to that time, with particular regard had to the proposed density and potential harm that may be caused to neighbouring dwellings as a direct result of an increase in dwellings.

- Concern that the proposal will affect the privacy of 330 Portsmouth Road.

Response – The dwellings proposed are single storey in height. This coupled with the use of a 1.8m high boundary fencing will protect the privacy of 330 Portsmouth Road. To ensure that privacy is not compromised in the future, it is recommended that permitted development rights which allow additional development within the roof and extensions to the dwellings are removed.

5.3 **SCC Policy** - No specific objections to the proposal but the Case officer should note the changes to PPS 3 and consider the impact that the proposed development could have on the character of the area and the amenity of adjacent dwellings.

5.4 **SCC Highways** – No objections raised subject to the imposition of conditions requiring only 1 car per dwelling to be allocated and precaution to be taken during the construction of development so as to ensure that the works do not result in highway safety implications are recommended.

5.5 **SCC Sustainability Team** - The development will meet Code Level 3 and this should be conditioned as such. The application states that use of solar energy will be considered. It is a requirement of policy CS20 that there is a 20% reduction in CO₂ emissions through renewables, this requirement should therefore be conditions to ensure compliance.

5.6 **SCC Trees** - Even though the trees adjacent to this site are not currently legally protected, they do still constitutes an amenity for the area and are considered to be a material consideration in the planning process. It is therefore recommended that conditions relating to tree retention and safeguarding are imposed.

5.7 **SCC Environmental Health (Contaminated Land)** - No objections raised subject to the imposition of conditions relating to land contamination investigation and remediation.

5.8 **SCC Ecology** – No objection.

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. Access and Parking arrangements
- v. 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 with regards to the context and character of the surrounding area.

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 principle of development on this particular piece of land has been accepted in the approval of extant planning application 08/00911/FUL. This coupled with 3 no. bungalows (which have recently been built on land adjacent to the application site) results in an established pattern of residential development within this back land site. It would therefore be unreasonable to refuse this application based on the recent changes to PPS3.

6.2.5 The site is located within a low accessibility area. The proposed density level of 43 dwellings per hectare is in accordance with policy CS5 of the adopted Core Strategy 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. The increase of one unit in addition to that currently approved will not adversely increase trip generation or noise associated with the use of the site and will not be harmful to the wider character of the area.

6.2.6 The plot size, layout and footprint of the development is in context and character with the immediate area.

6.3 Design

6.3.1 The design, scale, bulk, massing and finishing materials of the proposed scheme will not adversely harm the character and appearance of the area. The surrounding area includes bungalows and 3 no. properties of a similar design which have been recently approved.

6.4 Residential Amenity

6.4.1 The residential environment for future occupiers is considered acceptable. Adequate private and usable garden space (10m length and up to or in excess of 90m²) which accords with the RDG standards is provided and retained for the proposed and existing housing.

6.4.2 All habitable rooms are served by natural light and ventilation. External access to the rear amenity area and cycle store is provided.

6.4.3 The residential amenities of neighbouring occupiers will not be adversely harmed having regard to the separation distance from neighbouring properties, the building orientation and single-storey nature of the building. Accordingly, the building will not give rise to unreasonable overlooking/loss of privacy, sense of enclosure, and loss of light or over shadowing.

6.5 Access and Parking arrangements

6.5.1 There has been no objection from Highways DC with regards to the works associated with the access and additional movement of cars through the site. Sufficient on site turning areas are provided in order to ensure that all vehicles can enter and leave in a forward gear. The access through to the rear of the site is of a sufficient width to be shared by pedestrians and vehicles alike.

6.5.2 The proposal provides one car parking space per unit in accordance with saved policy SDP5 of the local plan review.

6.5.3 It was however noted when on site that parking laid out in association with approved planning application 08/00002/FUL exceeds the amount of hard standing and number of parking spaces originally approved. This has resulted in a 'hard' appearance to the site and one that should be softened by additional landscaping.

6.5.4 Five car parking spaces were approved to the frontage of 2 and 4 Cherry Blossom Court, whereas nine have been made available. It is appreciated that one of these car parking spaces will serve one of the proposed bungalows and the property is located within a low accessibility area, however, this remains an overprovision of parking on site when assessed in relation to appendix 1 of saved policy SDP5 of the local plan review.

6.5.5 The red edged area for this application does allow the council to impose a landscaping condition which would allow part of this hard standing to be replaced with planting, and subsequently some of the parking spaces removed. It is therefore recommended that a condition is imposed to this affect should the application be approved.

6.6 Sustainability

6.6.1 The applicant has agreed to meet Code for Sustainable Homes Level 3 in accordance with policy CS20 of the Core Strategy.

6.6.2 To further meet this policy's requirements for new development to achieve a 20% reduction in CO₂ emissions appropriate conditions have been recommended.

7.0 Summary

7.1 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 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. Sufficient garden space is retained for the existing dwelling and the context and character of the immediate area is not harmed.

8.0 Conclusion

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

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 5 (e), 6 (c), 7 (a), 7 (b), 7 (e), 9 (a), 10 (a), 10 (b)

BG for 26/10/10 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 E (outbuildings)

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 and to protect the privacy of neighbouring dwellings in the interests of the comprehensive development and visual amenities of the area.

04. APPROVAL CONDITION - Tree survey plan [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees on site has been submitted and agreed in writing with the Local Planning Authority.

Reason:

To ensure easy identification of all trees to be retained pursuant to any other condition of this decision notice.

05. 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 include the existing area of hardstanding to the south of the application site and to the front of 2 and 4 Cherry Blossom Court, as indicated on the attached plan, including the re-location of any authorised car parking where necessary.

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.

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 - 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).

09. 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).

10. 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.

11. 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.

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 - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason:

To avoid undue congestion on the site and consequent obstruction to access.

14. 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.

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 - Delivery times [Pre-Occupation Condition]

No deliveries relating to construction hereby approved shall be taken in or dispatched from the premises outside the following times

09.30am to 15.00pm (Monday to Friday)

No deliveries shall take place on either Saturday, Sunday or Public Bank Holidays.

REASON:

To avoid traffic congestion

17.

APPROVAL CONDITION - No obstruction of sight lines [Performance Condition]

No development or structure shall be erected on or adjacent to the boundary with the public highway unless agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety.

18.

APPROVAL CONDITION - Water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of rainwater and surface water drainage have been submitted to and approved in writing by the Local Planning Authority to prevent water discharging onto the public highway and no building shall be occupied 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

19. 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

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

Prior to the first occupation of the development 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 sheds shall provide for a minimum of 1 bicycles per dwelling. 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 and 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.

POLICY CONTEXT

Core Strategy - (January 2010)

| | |
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| CS13 | Fundamentals of Design |
| CS19 | Car & Cycle Parking |
| CS20 | Tackling and Adapting to Climate Change |

City of Southampton Local Plan Review – (March 2006)

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| SDP1 | Quality of Development |
| SDP4 | Development Access |
| SDP5 | Parking |
| SDP7 | Urban Design Context |
| SDP9 | Scale, Massing & Appearance |
| SDP10 | Safety & Security |
| SDP11 | Accessibility & Movement |
| SDP12 | Landscape & Biodiversity |

Supplementary Planning Guidance

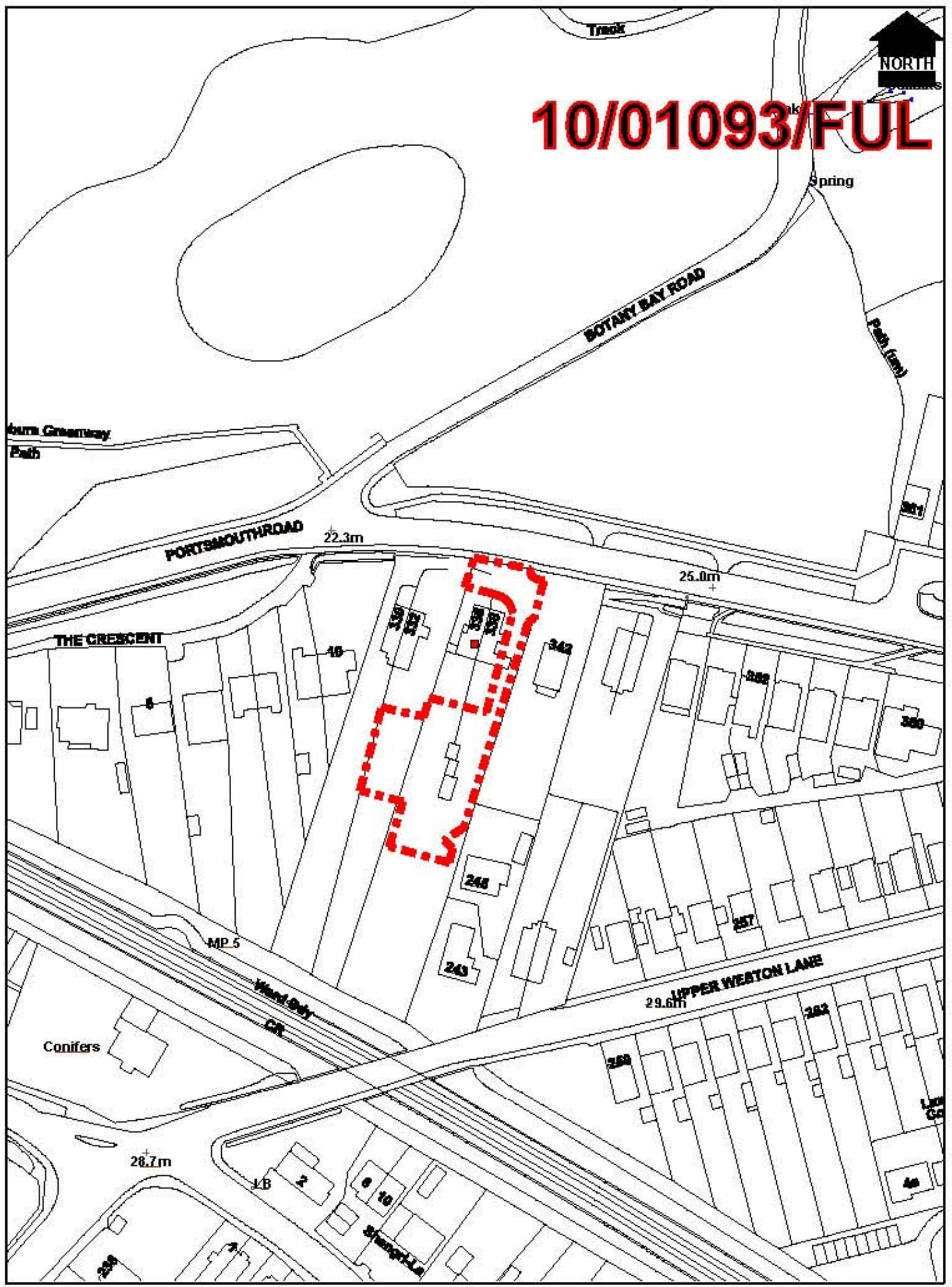
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

| | |
|------|---|
| PPS1 | Delivering Sustainable Development (2004) |
| PPS3 | Housing |



10/01093/FUL



Scale : 1:1250

Date : 13 October 2010

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