

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 21 June 2011
Planning Application Report of the Planning and Development Manager

Application address: ATS Euromaster, 88-94 Portswood Road			
Proposed development: Redevelopment of the site to provide 7 flats (1 x 3-bed and 6 x 4-bed) with 2 ground floor lettings agents (Use Class A2) and 2 x 5-bedroom houses in three and four storey buildings following demolition of the existing buildings.			
Application number	11/00313/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	18.05.11	Ward	Portswood
Reason for Panel Referral:	Referred by the Planning and Development Manager	Ward Councillors	Cllr Vinson Cllr Capozzoli Cllr Claisse

Applicant: Mr Glen Sahota	Agent: Chris Edmond Associates
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on 21.06.11 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and 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), PPS3 (Housing 2010) and PPG13 (Transport 2011) are also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission subject to:

The completion of a S.106 Legal Agreement to secure the following heads of terms:

- i. Financial contributions towards site specific highway improvements in the vicinity of the site in accordance with policies CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- ii. A financial contribution towards strategic transport improvements in the wider area in accordance with policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) with regard to
 - Amenity Open Space (“open space”);
 - Play Space and;
 - Playing Field.
- iv. Provision of affordable housing in accordance with Policies CS15, CS16 & CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;
- vi. Submission and implementation of a Training and Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) and;
- vii. The restriction of parking permits for the surrounding streets for the future occupants of the development.
- viii. Submission and implementation of a Waste Management Plan.

In the event that the legal agreement is not completed within two months the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1. The site and its context

- 1.1 The application site is now vacant, ATS car maintenance previously operated from the premises. The existing buildings on site are single-storey warehouse style buildings which occupy the majority of the site.
- 1.2 There is a large tarmac frontage which was previously used for car parking There is a change in levels between the front and the rear of the site, with the land

sloping down from the front of the site towards the rear boundary. Beyond the rear of the site and Shakespeare Avenue runs an overgrown access track.

- 1.3 To the north of the site is the recently constructed mosque building which contains residential accommodation on the upper floors. The surrounding area is mixed in character. The site lies broadly opposite the Wickes site which has been redeveloped to provide a residential development. The site is in close proximity to the Portswood District centre.

2. Proposal

- 2.1 The application proposes the redevelopment of the site to provide a part three and part four storey building to the front of the site which would comprise 7 flats. The flats are large, one 3 bedroom unit and six 4-bedroom flats, so it is possible that they could either be used as family units or as small Houses in Multiple Occupation (Use Class C4). On the ground floor two office units are proposed which would be used for Financial and Professional Services uses (an area of approximately 395 square metres floorspace). The proposal takes advantage of the change in levels across the site to provide a lower ground floor level. A shared amenity space of approximately 200 square metres would be provided at the rear of the flats.
- 2.2 To the rear of the site a pair of five bedroom houses is proposed. The houses would be on two main floors with additional accommodation within the roofspace. The elevations would be finished in facing brick with elements of different coloured cladding panels
- 2.3 The development would be car free with cycle storage facilities only. The site layout allows for the scheme to be integrated with the development of the adjoining site subject of planning application reference 11/00393/FUL.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The Council’s usual requirements in respect of meeting 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.

4. Relevant Planning History

- 4.1 There have been previous planning decisions for alterations to the existing building and for advertisements but these are not relevant to the current application for redevelopment. The previous history for the adjoining site given in Appendix 2 of application reference 11/00393/FUL does not relate to this site.

5. 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 displaying a site notice on 31 March 2011. At the time of writing the report 4 representations have been received from surrounding residents. The following is a summary of the points raised:

Portswood has a very high density of population already given the existing student and HMO accommodation, this development would exacerbate the situation and not help towards increasing the number of families in the area.

Response

All the proposed dwellings are family sized units, although potentially they could also subsequently be used as Houses in Multiple Occupation (Class C4). Local planning policies support the principle of redeveloping commercial uses of this type, in sustainable locations, for new residential developments.

The proposed development would increase traffic and road safety problems and exacerbate existing parking problems in the area.

Response

This is a relatively modest development in terms of unit numbers and as a car free development it would not increase traffic in the surrounding area. Precluding the issue of car parking permits to future occupiers through the Section 106 would prevent overspill parking into adjoining streets.

The proximity and height of the proposed houses in relation to those in Shakespeare Avenue would result in a direct impact and overlooking.

Response

The proposed houses face into the site rather than to the rear and the third level of accommodation would be within the roofspace meaning the properties would have a predominantly two-storey height. A condition is suggested to ensure that the rear-facing roof lights have a cill height of no less than 1.7 metres from the internal floor level which will prevent overlooking from these elevated windows.

The height of the flatted block and its proximity to the northern boundary would have a detrimental impact on the adjoining mosque which is under construction. The mosque has 18 windows on its south elevation which provide light to prayer rooms and the habitable rooms of flats in the upper floors of the building. This would be detrimental to the enjoyment of the mosque and the amenities of future residents of the flats.

Response

The adjoining mosque, which is currently under construction, has been designed with many windows, including to habitable rooms, close to the southern boundary. It is unfortunate that the mosque appears to have been designed on the assumption that the application site would not be redeveloped in the future. Further comment on this impact is given in Section 6 of this report.

- 5.2 **SCC Sustainability Team** – The applicant’s energy report appears to show Co2 savings in relation to the 2006 Building Regulations whereas the current (2010) Building Regulations should be the basis for any calculations. The current submission does not meet Policy CS20 and further information will be required to

make the development acceptable (conditions required).

- 5.3 **SCC Environmental Health (Pollution & Safety)** – No objections subject to an acoustic report to protect the development from traffic noise and other conditions.
- 5.4 **SCC Environmental Health (Contaminated Land)** – The site should be assessed for land contamination and appropriate conditions are recommended.
- 5.5 **SCC Trees** – There are no important amenity trees on this site and no objections are raised on tree grounds.
- 5.6 **Southern Water** – No objections. There is a public sewer which crosses the site. It might be possible to divert the public sewer so long as this would result in no unacceptable loss of hydraulic capacity and the work was carried out at the applicant's expense under the relevant statutory provisions. A formal application will be required to connect to the public sewer, this can be covered by an informative on the planning permission. A condition should be imposed requiring details of the proposed foul and surface water drainage to be submitted for approval.

6. 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. The design of the proposal together with the impact on the character of the area;
 - iii. The impact on the amenities of neighbours of the site; and
 - iv. Parking and highways issues

The application needs to be assessed in light of the key issues as listed above.

Principle of Development

- 6.2 The application site is previously developed land which is not safeguarded for commercial use in the Local Plan and, as such, the principle of redevelopment to provide residential accommodation is acceptable. The application proposes a mix of flats and houses, all of which are potentially family sized units.
- 6.3 Core Strategy Policy CS5 recommends a general density range of 50-100 dwellings per hectare in areas of medium public transport accessibility. In this case the density is approximately 83 dwellings per hectare which is within the guidance, although this is partly a reflection of larger dwellings being provided on the site.

Character and Design

- 6.4 The design of the application has evolved significantly following pre-application discussions with the planning and city design teams. In terms of the scale and massing of the proposed development, the predominantly four-storey frontage to Portswood Road would reflect the sale of the former Wickes development which is opposite. The proposed block of flats would be a storey higher than the

adjacent mosque, although the top floor would be partly set back to reduce its visual impact and the flat roof design of the building reduces its apparent height. Furthermore, having regard to the wide road and the edge of District Centre location, the proposed storey heights are considered acceptable. To the rear of the site, the proposed buildings would have a lesser scale and massing than those fronting Portswood Road to better reflect the traditional residential accommodation that can be found beyond the southern site boundary. The development at the rear would create a significant visual improvement on the current condition of the site.

Neighbour amenity considerations

- 6.5 The proposed block of flats would undoubtedly have an adverse impact on the future use of the mosque which is under construction on the adjoining site. That building has been designed with a significant number of windows on the southern elevation which is within 2 metres of the site boundary. These windows light prayer rooms within the mosque and the habitable rooms of 6 flats to be situated within the rear of the first floor and the second floor of the building. It would appear that the mosque has not been designed to take account of a future redevelopment of this site. This adverse impact is regrettable but it would be difficult to justify a refusal of planning permission on the application site on these grounds given the relationship of these windows to the site boundary.
- 6.6 The proposed houses to the rear of the site would have between 19 and 21 metres separation to the rear of the properties on Shakespeare Avenue. Whilst the 19 metres separation is less than the distance suggested by the Residential Design Guide, this is significantly greater than what is typical in the surrounding area. In addition to this, it is important to note that the existing dilapidated warehouse structures on the site are positioned up to the rear site boundary. To the rear of the site, the third level of accommodation is served by roof lights and a condition is suggested that the cill of these windows is no less than 1.7 metres from the internal floor level. This would prevent overlooking of the neighbouring properties from these windows. As such, and particularly having regard to the significant visual improvement that the development of the rear of the site offers, the proposal is considered to be acceptable in this respect.

Highways/Parking

- 6.7 This proposal is a car free development which would comply with current planning guidance in the form of PPG13: 'Transport', PPS1 'Delivering Sustainable Development' and PPS3 'Housing', which emphasises the need to reduce car dependence. Furthermore, the site is accessible to local shops and facilities within the Portswood District Centre. The provision of secure and convenient cycle storage would promote cycling as an alternative to the private car. Precluding the issue of car parking permits for future residents through the Section 106 agreement would prevent overspill parking into adjoining residential streets.

7. Summary

- 7.1 The proposed development would make good use of the site to provide residential accommodation in this accessible location. The proposed design approach would make a positive contribution to the street scene and would create a marked visual

improvement at the rear of the site.

8 Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

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

JT for 21/06/11 PROW Panel

PLANNING CONDITIONS

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

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

Reason:

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

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

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

Reason:

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

03. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);

- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a 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

04. 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, including at least [the percentage required by core strategy policy CS20] in category Ene1, 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 assessment and certificate as issued by a legitimate 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).

05. APPROVAL CONDITION - Foul and Surface Water Drainage (Pre-Commencement Condition)

No development shall commence, apart from demolition of the existing buildings, until details of the proposed means of foul and surface water sewerage disposal has been submitted to, and approved by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied that the development would not increase the risk of flooding in the area.

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

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

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

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

07. 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.

08. 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.

09. APPROVAL CONDITION - Demolition - Dust Suppression [Pre-Commencement Condition]

Measures to provide satisfactory suppression of dust during the demolition works to be carried out on the site shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The agreed suppression methodology shall then be implemented during the demolition period.

Reason:

To protect the amenities of users of the surrounding area.

10. APPROVAL CONDITION - 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.

11. 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.

12. APPROVAL CONDITION - Construction Environment Management Plan (Pre-Commencement Condition)

Prior to the commencement of any development a written construction environment management plan shall be submitted to and approved by the LPA. The plan shall contain method statements and site specific plans to prevent or minimise impacts from noise, vibration, dust and odour for all operations, as well as proposals to monitor these measures at the site boundary to ensure emissions are minimised beyond the site boundary. All specified measures shall be available and implemented during any processes for which those measures are required.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

13. 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.

14. 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.

15. APPROVAL CONDITION –Refuse management plan [pre-commencement condition]

Prior to the commencement of development hereby approved, details for the management of refuse waste for the dwellings shall be submitted to the Local Planning Authority for approval in writing. The details shall include the number and type of refuse containers to be used and arrangements for the removal of containers to a collection point on collection days. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON

In the interests of the visual appearance of the building and the area in general.

16. 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 extension),

Class C (roof alterations)

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.

17. APPROVAL CONDITION – Position of roof lights [performance condition]

The roof lights in the east facing roof slopes of the dwellings hereby approved shall be no less than 1.7 metres from the internal floor level. The windows shall be thereafter retained in this manner.

Reason

In the interests of the privacy of the neighbouring occupiers.

18. 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.

19. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the site plan, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings to which the amenity space relates and shall be retained with access to it at all times for the use of all occupiers of the development.

Reason:

To ensure the provision of adequate amenity space in association with the approved dwelling.

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

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) in relation to the development hereby permitted, no alternative or additional windows, doors or other openings other than those expressly authorised by this permission shall be constructed on the northern side elevation of the block of flats hereby granted consent without the prior

written consent of the Local Planning Authority.

Reason:

To protect the amenity and privacy of the adjacent property.

21. APPROVAL CONDITION - Restricted use of flat roof area [Performance Condition]

The flat roof area of the building hereby approved, at first floor level on the northern side of the building above the refuse store, shall not be used as a balcony, terrace, roof garden or similar amenity area without the grant of further planning permission from the Local Planning Authority.

Reason:

In order to protect the privacy of adjoining occupiers.

22. APPROVAL CONDITION - (Flat roof/balcony enclosure - Pre-Occupation Condition)

The flat roofed areas on the northern side of the block of flats shown on the approved drawings as being balconies, shall not be first used until they have been enclosed with suitable privacy screens in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved screens shall be permanently retained.

Reason

To safeguard the amenities of the neighbours adjoining to the north of the site.

23. APPROVAL CONDITION – (Cycle Parking – Pre-Occupation Condition)

The cycle parking facilities shown on the approved plans shall be provided before the buildings are first occupied and subsequently retained thereafter.

Reason:

To promote cycling as an alternative mode of transport to the private car.

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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP13	Resource Conservation
SDP16	Noise
CLT5	Open Space in New Residential Developments
CLT6	Provision of Children's Play Areas
H1	Housing Supply
H2	Previously Developed Land
H4	Houses in Multiple Occupation
H7	The Residential Environment
TI2	Vehicular Access

Supplementary Planning Guidance

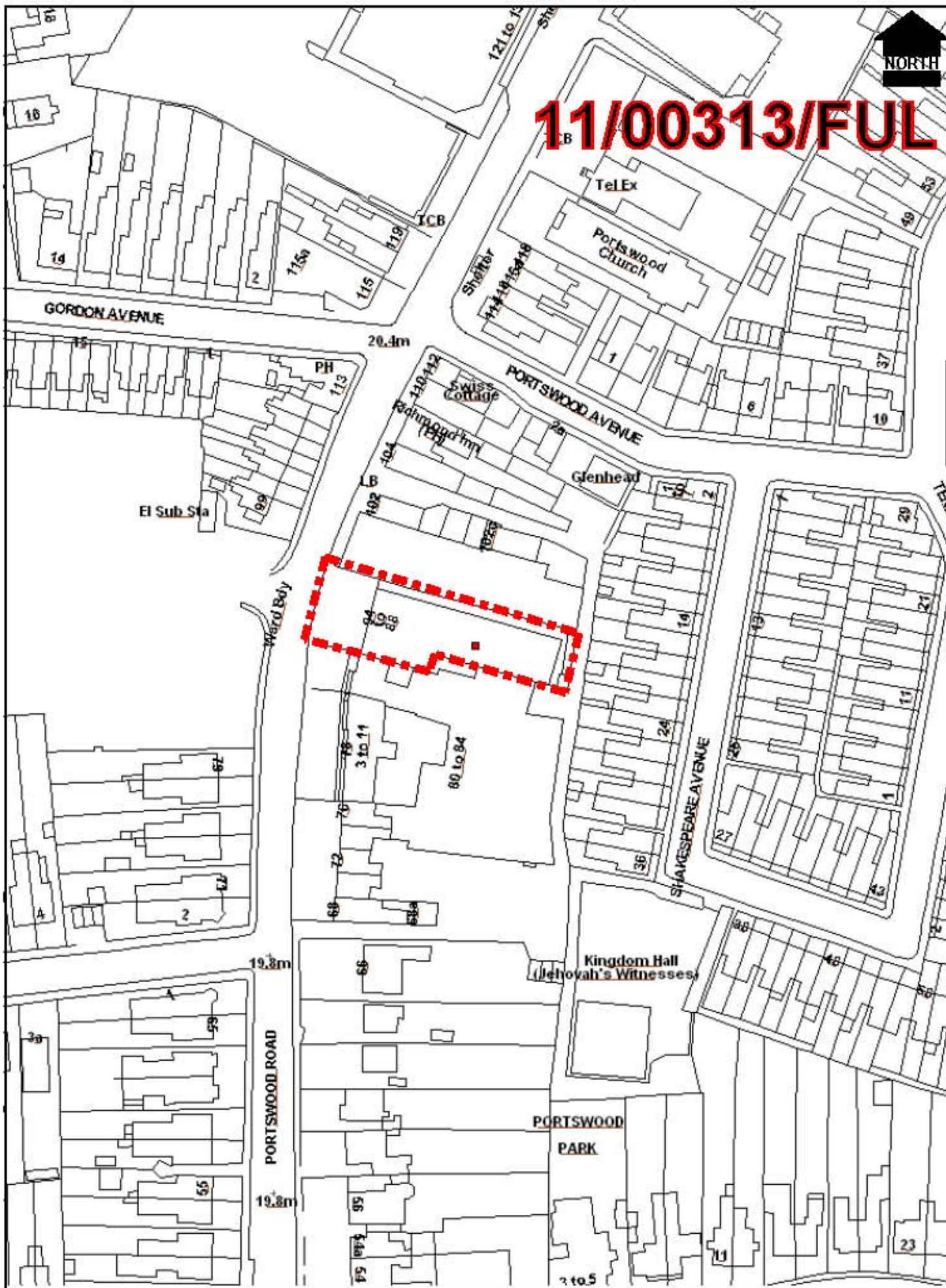
Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)
PPS3 Housing (2010)
PPG13 Transport (April 2011)

NORTH

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Scale: 1:1250

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