

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 19 July 2011
Planning Application Report of the Planning and Development Manager

Application address: 24 - 28 John Street			
Proposed development: Re-development of the site to erect a 4-storey building containing 10 flats (3 studios, 4 x 1-bedroom, 2 x 2-bedroom, 1 x 3-bedroom units) and commercial unit on ground floor with associated parking, cycle and refuse store (outline application seeking approval of means of access, appearance, layout and scale)			
Application number	11/00021/Out	Application type	Out
Case officer	Andy Amery	Public speaking time	15 minutes
Last date for determination:	04.07.2011	Ward	Bargate
Reason for Panel Referral:	Major application	Ward Councillors	Cllr Vinson Cllr Capozzoli Cllr Claisse
Applicant: Mr A Bajar		Agent: Concept Design & Planning	
Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report		

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including the contemporary design and its impact on the setting of the Conservation Area and the character of the street scene, the potential risk to future occupiers from flooding, the level of car parking, the number and layout of units, the amenity and privacy of adjacent occupiers and the provision of a commercial unit at ground floor level have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, H1, H2, H5, H7, HE1, HE2, HE6 and MSA1 of the City of Southampton Local Plan Review (March 2006) and CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS19 and CS20 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Planning History

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 which are the subject of a viability assessment:

- i. Financial contributions towards site specific highway improvements in the vicinity of the site in accordance with polices 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 polices 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 - Adopted Version (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. The restriction of parking permits for the surrounding streets for the future occupants of the development and;

That the Planning and Development Manager be delegated powers to vary relevant parts of the Section 106 agreement and to add or vary conditions as necessary as a result of the full appraisal of the viability assessment submitted by the applicant and any further negotiations with the applicant.

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 comprises a surface car park and servicing area at the rear of Oxfords Restaurant and adjacent to residential houses in John Street. The upper floors above Oxfords Restaurant have been converted to residential use and one of the flats gains access across the site.
- 1.2 The site is located within John Street immediately adjacent to but not within the Oxford Street Conservation Area. John Street comprises relatively modern residential properties of three storey height in terraced form with integral garages. The site is located with Flood Risk Zone 3.

2. Proposal

- 2.1 The proposal seeks to provide a four storey building comprising 10 flats on the upper floors with an office on the ground floor. A separate entrance point is provided for the flats and an undercroft provides vehicular and pedestrian access to the servicing area at the rear which includes refuse storage, cycle storage and car parking for 4 cars.
- 2.2 The design is deliberately bold and contemporary but is of similar height and massing to previous structures that have been approved on the site. The upper floors step forward of the adjacent terrace of houses in John Street by 0.8m. The upper floor is recessed from the main façade by 1.3m. The building is 11.6m high compared to the 10.6m height of the terraced housing in John Street. However, the buildings fronting Oxford Street in the immediate vicinity of John Street have a similar proportion of three vertical storeys with a fourth storey set back from the façade.
- 2.3 The three bedroom flat on the upper floor would have access to a roof terrace. All other flats have good outlook and daylight to each of the habitable rooms. The site is within close proximity to all the facilities of Oxford Street, Queens Park and Ocean Village.
- 2.4 The ground floor office visually relates to the commercial activity at the junction of Oxford Street and John Street and is considered to complement the healthy mix of uses within this part of the city centre.

3. Relevant Planning Policy

- 3.1 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in

the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

- 3.2 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 site is not specifically allocated in the Development Plan. The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.3 Major 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.

4. Relevant Planning History

- 4.1 The site has been used as a surface car park for many years and was historically connected to Oxfords Restaurant in ownership terms with access and servicing arrangements still in place and intended to be retained. In 2002 an application was approved for a three storey building comprising two town houses and three flats on this part of the site. In 2005 an application for a 4 storey 47 bedroom hotel on the site was agreed by the then Planning Committee but as the s106 was not completed the decision was never issued. The details of these applications are included in **Appendix 2**.

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, placing a press advertisement (28.04.11) and erecting a site notice (24.03.11). At the time of writing the report **8** representations have been received from surrounding residents including a petition signed by the occupants of **8** residential properties in John Street. The following is a summary of the points raised:

- 5.2 ***The proposed design is totally out of character with the area and will have an adverse impact on the Character of the area.***

Response

The design is bold and contemporary but is considered to represent strong and good quality architecture of it’s time rather than attempting a pastiche of previous periods. It has been supported the Architects Panel and the Historic Environment Team. The design incorporates features characteristic of the area including the vertical bands to indentify plot widths, the verticality of the windows and the recessed upper floor. The success of the scheme will depend upon the quality of materials and detailing and conditions have been imposed to secure these.

- 5.3 ***The roof terrace which surrounds the upper floor will lead to overlooking and loss of privacy.***
Response
 A condition has been imposed requiring details of measures to allow access only to those areas of the roof terrace which would not give rise to overlooking and this has been brought to the attention of the applicant.
- 5.4 ***Insufficient parking to serve the units***
Response
 The site is located within the City Centre with immediate access to all facilities and services. In such locations the reliance on the car is reduced. The s106 seeks to restrict the ability of occupiers from receiving parking permits. 5 parking spaces are shown to be provided which is not objected to in this location and accords with the currently adopted standards for high accessibility locations.
- 5.5 ***The number of units will give rise to problems for refuse storage.***
Response
 The scheme provides adequate refuse storage for the flats and the commercial unit as well as retaining facilities for Oxfords restaurant. A condition has been imposed to secure specific details of the design and retention of the refuse stores.
- 5.6 ***The curved wall to the ground floor is wholly at odds with the design of buildings fronting John Street and Oxford Street.***
Response
 The curved wall gives a more spacious feel to the undercroft and allows sightlines for vehicles and pedestrians leaving the site rather than the undercroft appearing like a typical 'hole in the frontage'. The use of glazing and entrance doors within the curved wall allows greater activity in the street scene which is considered to be an advantage of the design solution.
- 5.7 **SCC Highways** - No objection. Suggests conditions to secure full details of cycle storage and convenient access to the cycle stores. In addition to this conditions are needed in relation to the lighting, ventilation and access to the refuse stores.
- 5.9 **SCC Housing** – No objection. Affordable housing should be provided on site and the target is for 2 dwellings to be provided.
- 5.10 **SCC Sustainability Team** – The development needs to achieve level 3 of the Code for Sustainable Homes and 15% carbon dioxide savings over the current Building Regulations.
- 5.11 **SCC Trees** – No comments. There are no trees on the site.
- 5.12 **SCC Environmental Health (Pollution & Safety)** - No objection. Suggests conditions to limit use of commercial unit to office use to safeguard amenity of occupiers above and in nearby existing houses.

- 5.13 **SCC Archaeology** –There is a potential for archaeology to survive on the site. A phased programme of archaeological works should be undertaken prior to development commencing. Three conditions are suggested.
- 5.14 **SCC Ecology** – No comments. The site has little ecological value
- 5.15 **Heritage Conservation** - In principle I support the application. The area would benefit greatly from moving away from the plethora of pastiche neo-Georgian buildings, and a high-quality modern intervention in the area would not only add interest, but would, if properly done, enhance the character of the Conservation Area.

The windows, which are shown as flush on the drawings, should be recessed by at least 50mm to give greater articulation to the elevations.

The renders are shown as tbc and white. In my view white renders rarely work in an urban environment, and the façade needs to be more subtle. Light colours in the range between RAL 7035 (Light Grey) and / or RAL 9001 (Cream) are more appropriate.

The quality of the material used, and the quality of the build-out are vital to the success of this scheme. Poor materials or poor attention to detail will lead to an average scheme that will detract from the rest off the Conservation Area. This includes details such as the design of the rainwater goods, which should in themselves be a of high quality (in a modern style, but not plastic), and should be located in such a way as not to detract from the building. Water run-off and the potential for staining / water damage to the elevations should also be considered at this stage, in order that the façades retain their character and appearance. Other services should also be designed to have minimum impact on the building (soil pipes, ventilation units etc).

The above is equally true of the setting of the building, and I would expect to see considerable thought going into the landscaping proposals (both hard and soft). A standard blacktop is probably not appropriate, and I would suggest that a natural or reconstituted stone would be better suited

- 5.16 **Southern Water** – No objection. Suggests a condition to secure measures to protect the public sewer during development and to secure details of the means of foul and surface water disposal.

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 including the setting of the Conservation Area;
 - iii. The impact on the amenities of neighbours of the site;
 - iv. Flood Risk
 - v. Parking and highways
- 6.2 The application needs to be assessed in light of the key issues as listed above.

Principle of Development

- 6.3 The application site is previously developed land and has had the benefit of consents and resolutions to grant buildings of a similar scale and massing. The site would benefit from redevelopment in terms of the visual quality of the setting of the Conservation Area and a predominantly residential scheme is considered appropriate for this location.
- 6.4 This is a high density scheme (250 dwellings per hectare), Core Strategy Policy CS5 suggests that high densities (over 100 d.p.h.) should be limited to the most accessible areas, namely the city centre, A high density development is considered to be acceptable in this location as it would result in making efficient and effective use of previously developed land in a sustainable location as recommended in PPS 3 and local planning policies within a building of similar height and massing to that previously approved.

Character and Design

- 6.5 The design of the application has evolved to avoid repetition of pastiche schemes that have been used throughout the area. It is strong contemporary architecture that would have a significant visual presence in the street scene. The key to the successful delivery of a quality scheme will be attention to detailing and insistence on high quality materials. Conditions have been imposed to enable this level of quality to be delivered.

Residential Amenity

- 6.6 The projection of the upper floors forward of the houses in John Street by 0.8m will have an impact on the occupier of the adjacent house at 23 John Street causing some shadowing across the front elevation from late morning until early afternoon. This relationship is not considered to be harmful. Conditions are required to ensure access to the roof terrace is restricted to front and rear facing areas to prevent overlooking of the rear gardens of the houses in John Street. The buildings to the rear appear to be in residential use but the separation distance is no less than the current relationship with the houses in John Street or the previously approve schemes.

- 6.7 The occupiers of the upper floor three bedroom unit have access to amenity space on the roof terrace. All other flats have good outlook and daylight serving habitable rooms. The development makes provision for cycle and refuse storage which would be conveniently located in relation to the flats. A collection point would be provided, accessible by the refuse collection vehicle and a condition is suggested to secure a management plan for the removal of containers to and from the collection point.

Flood Risk

- 6.8 The site is located within Flood Zone 3 and is therefore at risk from flooding. Advice in PPS 25 is therefore applicable and generally advises against residential development in such location and also requires a sequential approach to be undertaken. The applicant has submitted a flood risk assessment. The applicant has identified that as the residential units are all at first floor and above these will not be directly affected by predicted flood levels. Means of access and exit are more difficult with predicted flood levels being at a height which are above those recommended by the Environment Agency as being safe. At the time of writing the report no comments had been received from the Environment Agency. Any comments received prior to the Panel meeting will be verbally reported.

Parking and Highways

- 6.9 The site continues to make provision for existing access rights to serve parking and servicing to existing occupiers. The level of parking proposed to serve the new flats (2 spaces) is considered acceptable to serve a development of this scale in a city centre location.

7. Summary

- 7.1 The proposed development would make good use of a the site to provide residential accommodation in this city centre location. The proposed contemporary design approach would make a positive contribution to the street scene and setting of the Conservation Area

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), (k), (m), (t)

AA for 19/07/11 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

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

(i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:

the landscaping of the site specifying both the hard, soft treatments and means of enclosures.

(ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission

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

Reason:

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

02. APPROVAL CONDITION - Additional Details Required Condition

Details of the following particulars of the proposed development in addition to the submission of Matters Reserved from the Outline Planning Permission hereby approved shall be submitted to and approved in writing by the Local Planning Authority (or on behalf of the Secretary of State for the Environment on appeal) :

(A) In addition to Reserved Matters for the appearance and design of the building(s) a detailed plan specifying the external materials, including colour finish, to be used on the building.

[B] Details of the treatment to the boundaries of the site, and all screen walls or fences within the proposed development including privacy screen details to be provided at rooftop level;

[C] Details at no less than 1:10 scale of any rainwater goods, vents or flues to be provided on the front elevation including colour finish and materials.

[D] Details at no less than 1:10 scale, including sections where necessary, of the detailing of all windows and doors including the depth of recesses and dimensions of frames and glazing bars including the horizontal panels to

windows on the front elevation, the depth of the recesses to the vertical bands and the design and method of fixing of the balustrades to the Juliet balconies on the rear elevation.

[E] Details of the materials to be used for the external hardsurfacing areas within the site.

(F) Full details of any enclosures to be provided for the refuse storage area and identification of collection points;

[G] Details of any external lighting.

[H] Detailed plans specifying the areas to be used for contractors vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted;

Reason:

To ensure the proposed development is undertaken to a standard appropriate for the sensitive location adjacent to the Conservation Area.

03. APPROVAL CONDITION - Change of Use - Scope and Limitation within same Class

Permission is hereby granted for the use of the building / premises / site as a [dance studio] within Use Class [D2] of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking, amending, or re-enacting that Order) and shall not be used for any other use within that Use Class.

Reason:

In recognition of the limited parking facilities available on the site and in order to avoid congestion on the adjoining highway for other forms of use within the same use class given the intended periods of use (after normal business hours) of the building within this commercial and industrial area.

04. APPROVAL CONDITION - Change of Use - Scope and Limitation within B1(a) Use Class

Unless otherwise agreed in writing by the Local Planning Authority the ground floor commercial unit shall only be used as an office within Use Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking, amending, or re-enacting that Order) and shall not be used for any other use within the B1 Use Classes.

Reason:

In recognition of the sensitive location of the site adjacent to a Conservation Area and close to residential properties.

05. APPROVAL CONDITION - Hours of Use - office use [Performance Condition]

Unless otherwise agreed in writing with the Local Planning Authority the office use or any subsequent use of the ground floor commercial unit that may be approved by the Local Planning Authority shall not operate outside the

following hours:

Monday to Sunday and recognised public holidays : 0700 hours to 24.00 hours (7.00am to 12.00 midnight)

Reason:

To protect the amenities of the occupiers of existing and proposed nearby residential properties including the flats above..

06. 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.

07. 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.

08. 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.

09. APPROVAL CONDITION - Archaeological damage-assessment [Pre-Commencement Condition]

No development shall take place within the site until the type and dimensions of all proposed groundworks have been submitted to and agreed by the Local planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

Reason:

To inform and update the assessment of the threat to the archaeological deposits.

10. APPROVAL CONDITION - Cycle and Refuse Storage - Pre-Occupation/Performance Condition

Prior to first occupation of any of the flats the refuse and cycle storage facilities shall be provided in accordance with additional details to be provided prior to first occupation of any of the flats. The approved details shall be thereafter retained and maintained for use by the occupiers of the flats.

The cycle store for the residents shall be shall be secure and have lighting which is activated when used.

The bin stores shall be constructed of brick under a suitable weatherproof roof, with adequate ventilation. The collection doors are to be of sturdy construction and hinged to open outwards with a minimum opening of 1.4m wide, and the lock system to comply with SCC standard lock requirements which utilises a fob. Six fobs to be provided to SCC refuse collection service.

Internal lighting to operate when doors are open, and a tap and wash down gulley to be provided, with suitable falls to the floor.

Any gates on route to access the bins are not to be lockable, unless they comply with SCC standard lock detail.

The gradient of the access path to the bin store shall not exceed 1:12 unless suitable anti-slip surfacing is used, and still shall not exceed 1:10.

REASON

To ensure appropriate facilities are provided to serve the development.

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 - 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 15%] 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).

13. APPROVAL CONDITION - Drainage - Pre-Commencement Condition

No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in Consultation with Southern Water.

REASON

To ensure appropriate drainage facilities are provided to serve the site.

14. APPROVAL CONDITION - Juliet Balconies to Rear Elevation - Performance Condition

The balustrade detail shown to the Juliet Balconies on the first and second floor elevations of the rear elevation shall be designed and fitted so as to prevent occupiers of those units from standing or sitting beyond the rear wall of the building and to enable the full height windows to open inwards only.

REASON

In the interests of the privacy of nearby occupiers.

15. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including the contemporary design and its impact on the setting of the Conservation Area and the character of the street scene, the potential risk to future occupiers from flooding, the level of car parking, the number and layout of units, the amenity and privacy of adjacent occupiers and the provision of a commercial unit at ground floor level have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, H1, H2, H7, HE1 and HE6 of the City of Southampton Local Plan Review (March 2006) and CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
HE1	New Development in Conservation Areas
HE6	Archaeological Remains

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 (2011)

PPS25 Development and Flood Risk (March 2010)

Relevant Planning History

02/00554/FUL Conversion of Oxford House to provide 11 flats (7 x 1 bedroom and 5 x 2 bedroom) and redevelopment of 25-28 John Street to provide 2 four storey three bedroom town houses and a four storey block comprising 3 x 2 bedroom flats.

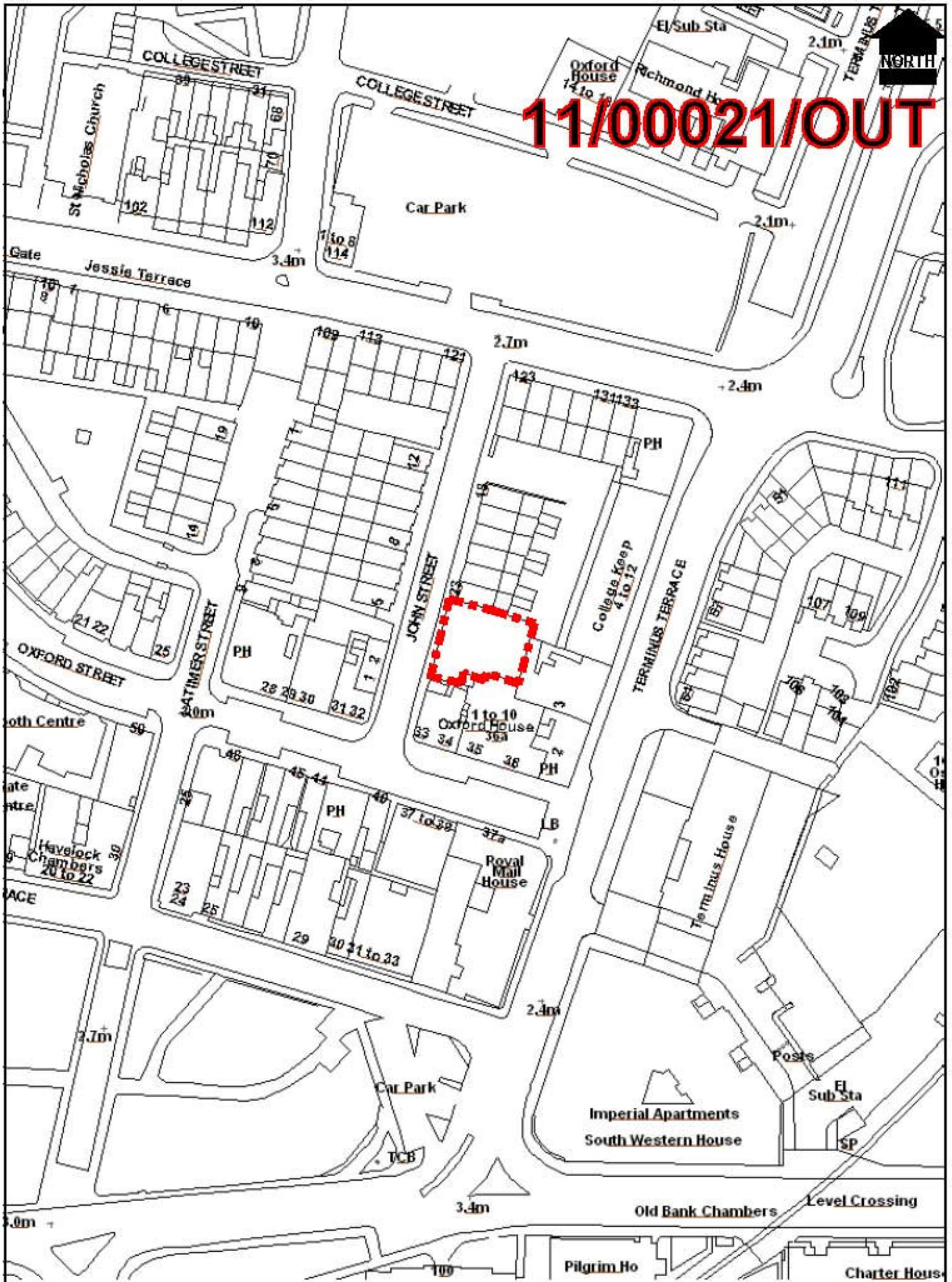
Date of Panel 30.09.2003 and referred back for amended plans 27.01.2004.

Application Approved 13.07.2005 following completion of s106.

05/01632/FUL Redevelopment of 22-28 John Street by the erection of a four-storey building and conversion of 1st, 2nd and 3rd floors of Oxford House to create a 47 bedroom hotel.

Date of Panel 18.07.2006

Application considered withdrawn following failure to complete s106 25.07.2008.



11/00021/OUT

Scale : 1:1250

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