

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 13 March 2012
Planning Application Report of the Planning and Development Manager

Application address: 14 Spring Crescent, SO17 2GA			
Proposed development: Demolition of existing garage and conservatory to facilitate erection of two-storey side extensions and part two-storey, part-single storey rear extension in connection with use as 2x 5-bedroom houses (Class C3) or Homes in Multiple Occupation (Class C4).			
Application number	11/01874/FUL	Application type	FUL
Case officer	Bryony Stala	Public speaking time	5 minutes
Last date for determination:	18.01.2012 (re-consultation expiry date 06.03.2012)	Ward	Portswood
Reason for Panel Referral:	Referred by the Planning & Development Manager due to wider interest	Ward Councillors	Councillor Vinson Councillor Claisse Councillor Capozzoli

Applicant: Dr J Jenkinson	Agent: Simpson Hilder Associates
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Recommendation Summary	Conditionally Approve
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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 the 13.03.12 and including the impact of the proposal on a locally listed building 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, H7 and HE4 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS5, CS13, CS14, 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 2011) are also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies	2	Relevant Planning History

Recommendation in Full

Conditionally Approve

1.0 The site and its context

- 1.1 The application site is comprises a large two storey detached villa dwelling house located on the southern side of Spring Crescent.
- 1.2 The property is locally listed. It is described as ‘a mid 19th century villa, mainly intact worth considering for statutory listing. In use as a house.’
- 1.3 The property is set back from the road frontage by 15m. The front garden is currently used as an informal parking area and the rear 504sqm of garden space used as private amenity for residents of the property.
- 1.4 The property has been extended by way of a single storey conservatory with single storey extensions and outbuildings. Trees to the rear of this site are protected by The Southampton (Spring Crescent) Tree Preservation Order 2008. This makes them a material consideration in the planning process.
- 1.5 It is the opinion of the local planning authority that the authorised use of the site is as a single dwelling. However, it is known that the property is currently occupied as a C4 dwelling. It is therefore occupied by up to 6 unrelated individuals.

2.0 Proposal

- 2.1 The application seeks consent for the extension and conversion of the existing dwelling into 2 x 5 bedroom dwelling houses.
- 2.2 To facilitate the conversion, the property will be extended by way of a two storey rear and two storey side extension with some alterations to the existing appearance of the building.
- 2.3 The existing single storey side extension and linked outbuilding structure to the east of the property is to be removed and replaced with a two storey side extension. The existing flat roofed wing to the west of the property will have a hipped roof built over to match that of the proposed two storey side extension.
- 2.4 The existing garden is to be split down the middle to provide a private amenity space for each dwelling. The existing driveway arrangement and front garden area will be left unaltered with 2 car parking spaces provided for each property.
- 2.5 The two large Beech trees and the row of Fir trees running the width of the property towards the rear of the site are to be retained. As is the hedge to the front of the property.
- 2.6 The applicant has applied for consent for C3/C4 dwellings. This approach has been taken to offer the developer a degree of flexibility in letting or marketing the properties following the implementation of the forthcoming Housing in Multiple Occupation HMO Article 4 direction (coming into force 23.3.2012). Further details of this policy are set out in the following report.

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 The site is not allocated for a specific use within the Development Plan. The Council’s usual requirements for achieving context-sensitive residential design as required by Core Strategy policy CS13 and policies SDP1, SDP7 and SDP9 of the Local Plan are applicable. Applications for the conversion of residential dwellings are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

- 3.3 Southampton City Council made a city-wide Article 4 Direction on the 14th march 2011 and, following public consultation, confirmed this on 24th October 2011. The Direction will come into force on 23 March 2012 resulting in permitted development rights for a change of use from a Class C3 (dwelling house) to a class C4 (HMO) will be removed from this date. This means that planning permission will be required for this type of development from this date. Until its implementation, planning applications relating to C4 (HMO) uses must be considered in relation to adopted planning policy and assessed in terms of the key planning considerations set out in section 6 of this report.
- 3.4 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.

4.0 Relevant Planning History

- 4.1 A schedule of the relevant planning history for the site is included in **Appendix 2**.

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 (02.02.12). At the time of writing the report **4** representations have been received from surrounding residents and **2** from local ward councillors. The consultation period has not expired for the reconsultation but if any more comments are received raising new issues, they will be updated at Panel. The following is a summary of the points raised:
- The proposal does not meet the required 12.5m separation between opposing windows to properties. The proposal allows for just 6.5m. This will leave little space between the properties creating an overshadowing of number 16 and issues of loss of light to 2 homes.
 - The development constitutes clear over development of a plot intended to be a family residence.
 - The property will double in size with all of the noise and parking implications this creates.
 - The scale of the proposal is out of character with the properties on the street and disregards the original character of the property and the neighbourhood.
 - There is concern that the proposal is being rushed through in order to circumvent the proposed article 4 due in March 2012 which should be considered when determining this application.
 - In the last 30 years, the road has changed from a quiet residential road with 39 family homes to a road of 13 family dwellings and 26 houses of multiple occupancy.
 - The concentration of HMO's has caused problems to neighbours relating to parking, noise levels at night, litter and general disturbance to a previously quiet neighbourhood. In particular, the overdevelopment of number 18 has already caused problems at a block of flats with reduction in natural light

and a similar development at number 14 would only serve to further exacerbate the existing recognised problems.

The concerns and issues raised are addressed in section 6 of this report.

5.2 **Consultee Responses**

5.3 **SCC Highways** - No objection subject to the imposition of recommended conditions.

5.4 **SCC Heritage** – No objection subject to the imposition of recommended conditions.

5.5 **SCC Trees** – No objection subject to the imposition of recommended conditions.

6.0 **Planning Consideration Key Issues**

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

- Principle of development
- Character and Design
- Residential Amenity
- Parking & Highways

The application needs to be assessed in light of the above key issues and the planning history of the site.

6.2 **Principle of Development**

6.2.1 The council has recently published a draft supplementary planning document (SPD) on House's in Multiple Occupancy (HMO's). This is currently in the final stages of approval and has not been formally adopted. Whilst its provisions should be considered, it will not formally take effect until 23rd March 2012 and so can only be afforded some limited weight at this stage.

6.2.2 When considering the appropriateness of creating an additional unit on site, the main consideration should be whether the intensification of use is harmful to the residential amenity of neighbouring dwellings and the character of the existing street. Neighbours have raised concern that if both dwellings were to be occupied as a C4 use, the intensification of the existing use would have an adverse impact on the quality of the residential environment within Spring Crescent.

6.2.3 In the existing property, if all reception rooms were to be used as a bedroom, the property currently has the capacity for occupancy of up to 8 people living as a family (albeit Class C4 use only sanctions occupation by up to 6 unrelated persons). The proposal to extend and convert the existing building into two x 5 bedroom dwellings, if occupied as C4 dwellings would result in a total occupancy of at least 10 people, depending on how many people occupied each bedroom, to a maximum of 12 people overall for both C4 dwellings. If the dwellings were to be occupied as C3 dwellings there would be no limit to the number of people that could live within each dwelling.

6.2.4 The site is of a sufficient size to accommodate an additional four to six residents. The existing refuse storage arrangements are being formalised, which should improve the existing issue of bins and waste being left on the public highway.

6.2.5 The increased level of accommodation for the site and the level of activity associated with an increased occupancy of 4 to 6 people is not considered to significantly alter the amenity enjoyed by neighbouring occupants. The additional impact generated is considered to be negligible in relation to the current use.

6.2.6 The local planning authority considers there to be no adverse harm in approving either a C3 and/or C4 use on the site. This will enable the property to ‘flip’ between either use class. However, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, this can only be for a limited period of 10 years only from the date of consent. After ten years, the dwellings houses shall remain as per the use the prevailing use at that time.

6.3 Character and Design

6.3.1 For the majority, the original appearance of the property’s frontage is being retained. The side extension has been designed to reflect the existing character and proportions of the dwelling by mimicking the existing pitch of the roof and window type and proportions.

6.3.2 While of a greater width than the existing side extension, the proposed side extension creates a balanced appearance to the property. A 2.74m gap is retained between the east elevation of 14 Spring Crescent and the boundary with 16 Spring Crescent. This allows for access to the main entrance for the left hand side property as well as access to the rear of the site.

6.3.3 To the rear, the extension is positioned within the centre of the building. It projects at two storey level for a distance of 4.59m from the original rear wall of the dwelling when it drops down to single storey level for a further depth of 4.32m. This gives an overall depth of 8.91m. A garden depth of 22m is retained.

6.3.4 It is recognised that the proposed is a significant extension to the existing property. Yet, the overall footprint of built form occupies less than 50% of the site area and the footprint to plot ratio is broadly similar to that of neighbouring dwellings. Particularly those that have been extended. Furthermore, the overall bulk and mass of the extension is set away from the boundary with neighbouring dwellings, with the single storey element being largely kept from view by boundary treatments between dwellings.

6.3.5 The design is considered to be sympathetic to the original character of the property and is not judged to be harmful to the spatial characteristics of the immediate area or the existing character of the street scene.

6.3.6 The introduction of a hipped roof on the existing flat roof two storey side of the property is considered an improvement to the overall appearance of the building.

6.3.7 Amended plans received during the course of the application sought to address comments made by the Heritage Conservation Team by reducing the scale of the extension and ensuring that the original proportions and key features of the original building were retained. The revised plans are considered to adequately address the previous concerns and the objection from the Heritage Conservation team was retracted. However, a recording condition is recommended.

6.4 Residential Amenity

6.4.1 There has been concern raised from neighbours regarding the impact of the proposed development on neighbouring flats within 16 Spring Crescent, particularly in terms of the relationship between windows within the west elevation of 16 Spring Crescent and the proposed side extension to the eastern elevation of 14 Spring Crescent.

6.4.2 There is currently an 8m gap between the two build lines. The resultant reduced gap from the proposed development is 6.54m. It is recognised that neither the existing nor the proposed gap between dwellings meets the prescribed 12.5m separation distance detailed in section 2.27 of the Residential Design Guide. The

reduction in the separation distance by 1.5m, coupled with the set back from the boundary and the western position of the application site in relation to 16 Spring Crescent would prevent any significant loss of light to windows within its western elevation. Furthermore, there are no windows proposed at first floor level within the side extension and as such existing privacy will not be compromised.

6.4.3 Outlook is concentrated to the front and rear of the site. All residential amenity standards are met to at least a minimum and private and usable amenity space is provided for both dwellings.

6.5 Parking and Highways

6.5.1 Local residents have raised significant concern regarding current situation with on street parking. The application proposes 2 car parking spaces per dwelling. The maximum provision for 4+ bed houses (as set out in the recently adopted Parking Standards SPD) is 3 spaces per dwelling. The site is located within a short walking distance of local amenities which meet day to day needs, and within a short walking distance of bus stops which provide direct access into the city centre. As such, the provision of 2 parking spaces per dwelling is accepted.

6.5.2 It must be noted that the parking standards set out above apply specifically to C3 dwelling houses. They do not apply to class C4 homes of Multiple Occupancy. Parking standards for new and conversion HMOs will be set out in the HMOs SPD.

6.5.3 There has been no objection from the Highways Development Management with regards to the amount of parking provided on site. In planning terms, the proposal meets currently adopted parking and highway safety standards at the time of writing this report. The need for any additional highway safety measures is a matter for SCC Highways department.

6.5.4 The site can accommodate sufficient cycle and refuse storage for a single dwelling house in accordance with section 9 of the Residential Design Guide.

6.5.5 External access is retained to the rear of each dwelling to enable cycles to be wheeled externally to the proposed stores within each garden. Refuse storage is proposed to the front of the site; however, they are set well within the front garden of the property and as such will not be readily visible from the street.

6.7 Sustainability

6.7.1 The developer is committed to achieving a minimum 20% reduction in CO2 emissions over building regulations 2010 over the life of the dwelling. Appropriate conditions are recommended to ensure this measure is achieved.

7.0 Summary

7.1 The extension and conversion works satisfy the requirements of the Residential Design Guide and adopted planning policy and is not judged to cause harm to neighbouring amenity. In addition, the site is considered large enough to deal with the increased level of occupancy and the design is sympathetic to the character of the property; and for these reasons the scheme can be supported.

8.0 Conclusion

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)

BS for 13/03/12 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 - Amendment to Vehicular Access (Pre-commencement Condition)

Prior to the commencement of development an amended plan widening the vehicular access to 4.5m shall be submitted to the local planning authority and agreed in writing. In addition to the increase in the width of the access, the plan must identify that 2m x 2m sightlines can be achieved on site. Once agreed the development must be built in accordance with the approved plans and thereafter retained at all times.

Reason

To allow the passing of 2 vehicles and to ensure appropriate pedestrian sightlines are provided on site in the interests of highway safety.

03. 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.

04. 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

05. 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.

06. 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.

07. 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 shown on plan 5357 101 Rev C has been erected. 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.

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

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

Reason:

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

09. APPROVAL CONDITION - Energy (Pre-Commencement Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in 20% CO2 emissions [as required in core strategy policy CS20] over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. 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 - Archaeological structure-recording [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of recording 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 recording of a significant structure is initiated at an appropriate point in development procedure.

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 - Residential - Permitted Development Restriction [Performance Condition]

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

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

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),

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

Class F (hard surface area)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the buildings locally listed status and the extent of development approved under consent 11/01874/FUL in the interests of the visual amenities of the area.

13. APPROVAL CONDITION - C3/C4 Dual Use (Performance Condition)

The "dual C3 (dwellinghouses) and/or C4 (Houses in multiple occupation) use" hereby permitted for the development shall, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, be for a limited period of 10 years only from the date of this Decision Notice. The units shall remain as the prevailing use at that time as hereby agreed in writing by the Local Planning Authority.

Reason:

In order to provide greater flexibility to the development and to clarify the lawful use hereby permitted and the specific criteria relating to this use

14. APPROVAL CONDITION - No other windows or doors other than approved [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 windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

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.

16. 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.

Note to Applicant

1. Pre-Commencement Conditions: Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

POLICY CONTEXT

Core Strategy - (January 2010)

CS5	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
HE4	Historic Environment (Locally Listed Buildings)
H2	Previously developed land
H4	Houses in multiple occupation
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards (September 2011)
Emerging SPD on Houses in Multiple Occupation

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)
PPS3 Housing (June 2011)
PPS22 Renewable Energy (August 2004)

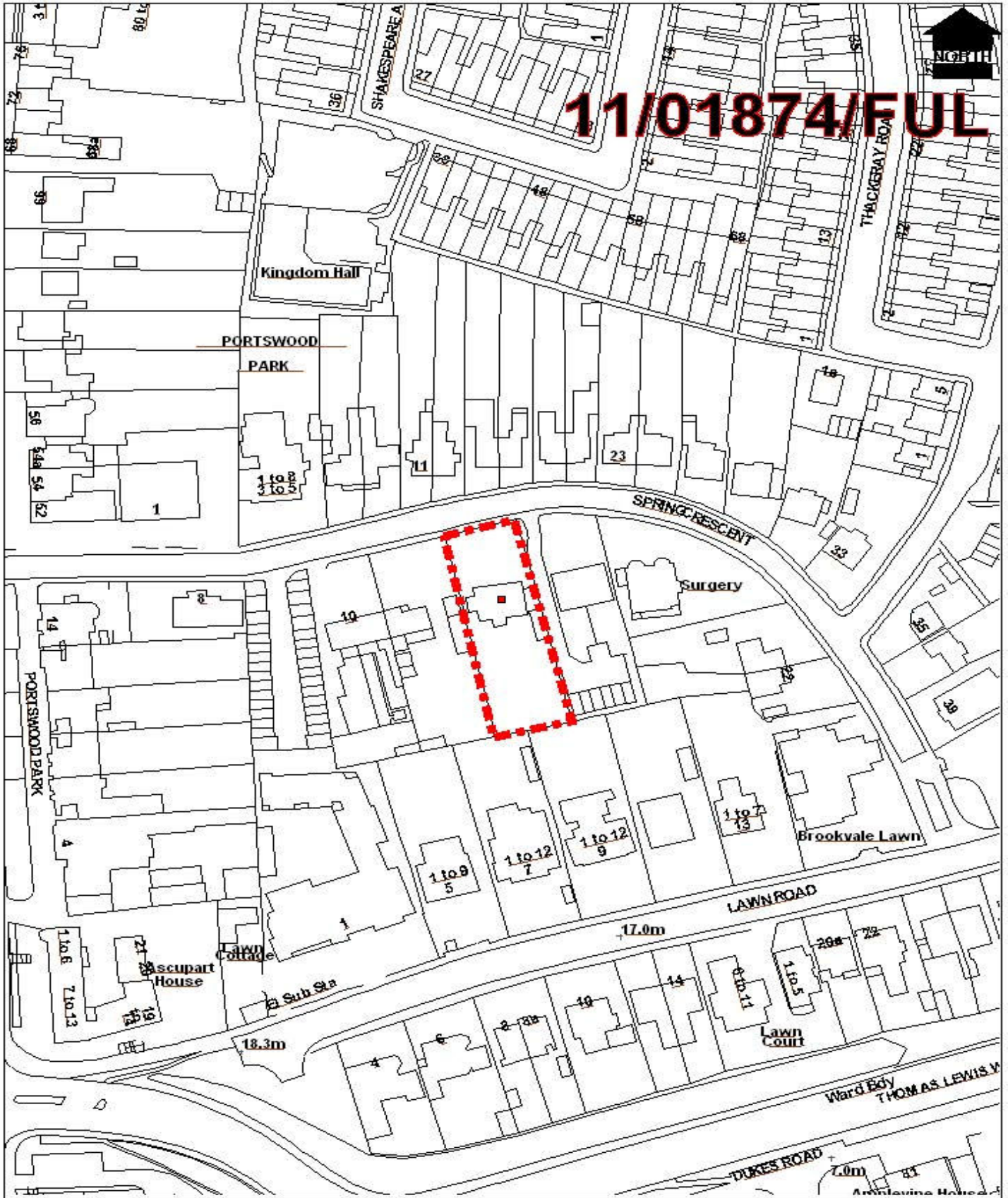
Relevant Planning History

10/01062/PREAP1 - Two-storey extensions and alterations to enable conversion to three terraced houses. Closed.

1349/5 - Rebuild garage and erect new car port – CAP. 30.04.968.

There is no other planning decisions relating to the application site. However, the following application is relevant in the consideration of this application.

11/01995/FUL - Land Adj 18 and 20 Spring Crescent - Erection of 2-storey detached house for use as a dwelling (Class C3) or House in Multiple Occupation (Class C4) with associated refuse/cycle stores and parking served from existing access. (Pending).



Scale : 1:1250

Date :28 February 2012

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