

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 29 May 2012
Planning Application Report of the Planning and Development Manager

Application address: Pembroke Court, 62-70 Westwood Road			
Proposed development: Redevelopment of the site, demolition of the existing building and erection of a four-storey building to provide a 72 bedroom Residential Care Home with associated access, parking and landscaping.			
Application number	11/02025/FUL	Application type	FUL
Case officer	Richard Plume	Public speaking time	15 minutes
Last date for determination:	03.04.2012	Ward	Bevois
Reason for Panel Referral:	Major development with neighbour objections	Ward Councillors	Cllr Barnes-Andrews Cllr Burke Cllr Rayment

Applicant: Anchor	Agent: Vail Williams Llp
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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 as set out below. The Council has particularly considered the design of the building, the impact on the amenities of neighbours and the car parking arrangements and found these matters to be satisfactory in the context of the existing building on the site. Other material considerations 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 be granted.

Policies - SDP1, SDP6, SDP7, SDP9, SDP 13 and H7 of the City of Southampton Local Plan Review (March 2006) and Policies CS6, CS13, CS19, CS20, CS24 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement to secure:

- i. Financial contributions towards site specific highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).

- ii. A financial contribution towards strategic transport projects for improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.
- iii. Submission and implementation of a Training and Employment Management Plan committing to adopting local labour and employment initiatives in line with Core Strategy Policies CS24 and CS25.
- iv. 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.

In the event that the legal agreement is not completed within two months of the Panel date 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.

2. That the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to remove, vary or add conditions as necessary.

1. The site and its context

- 1.1 The application site, an area of approximately 0.4 hectares, is situated on the south-east side of Westwood Road and comprises a vacant 4-storey block of sheltered housing flats. There is an existing vehicular access to Westwood Road with a hardsurfaced car parking area to the front and gardens to the rear. There are a number of trees along the front and rear boundaries which are protected by The Southampton (Westwood Road - Winn Road) Tree Preservation Order 1972.
- 1.2 The surroundings are mainly residential in character with predominantly blocks of flats on the Westwood Road frontage. The property immediately adjoining to the west is a 3-storey block of flats; immediately to the east is a large detached house at 72 Westwood Road; 3 and 4-storey blocks of flats are on the opposite side of Westwood Road; detached houses adjoin to the rear in Gordon Avenue.

2. Proposal

- 2.1 The application proposes to demolish the existing building and replace it with a 4-storey, 72 bedroom care home for older people. The proposed building would be L-shaped with the main elevation to Westwood Road. The building would have a central area on each floor to accommodate communal facilities including a salon, spa, library, cafe and reception area with the care home bedrooms in two wings on either side. 40 members of staff would be employed at the site.
- 2.2 The height of the proposed building would be 13 metres to the main flat roofed area and 16 metres to the highest point of the pitched roofs to the projecting bay features. The existing building has a flat roof and is 11 metres in height, with the staircase enclosures rising to 14 metres. The proposed materials will be predominantly buff brickwork with some detailed areas of render, powder coated aluminium framed doors and windows, a 'green roof' but with solar panels to part of the pitched roof bay window features.
- 2.3 Vehicular access will be provided to Westwood Road with separate access and egress points to allow a one-way system at the front of the building and a drop off area to the main entrance. 9 car parking spaces will be provided in this frontage area. A comprehensive landscaped area is proposed at the rear of the building with formal and informal areas including a sensory garden, growing area, formal

lawn and landscaped walkway.

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). Having regard to paragraph 214 of the National Planning Policy Framework dated 27 March 2012 the policies and saved policies set out in **Appendix 1** which have been adopted since 2004 retain their full material weight for decision making purposes.
- 3.2 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 existing building dates from the 1970's. There is no directly relevant subsequent planning history.

5. Consultation Responses and Notification Representations

- 5.1 Before the application was submitted the applicant organised a pre-application consultation event and presented the scheme to the local residents association. Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (19.01.2012) and erecting a site notice (19.01.2012). At the time of writing the report 2 representations have been received from surrounding residents objecting on the following grounds:

- Although the proposed building is acceptable, the 9 car parking spaces are totally inadequate. The site is large enough to accommodate more parking, perhaps by reducing the size of the landscaped garden. The requirements of visitors, doctors, staff, deliveries etc must be the main consideration.
- On street parking is not an option, there is a bus stop outside the property which may lead to car parking blocking the access to adjoining properties.

The application has been the subject of design revisions and neighbours have been reconsulted. Any additional comments will be reported verbally to the meeting.

- 5.2 **SCC Highways** - No objections, the level of car parking is reasonable for this location and the one-way access system will allow for reasonable visibility for cars emerging from the site.
- 5.3 **SCC City Design Team** – There were concerns with the application as originally submitted that the building was not appropriate to the context. The amended design meets some of these concerns. The detailed comments are as follows:
- the bays are still dominant forms in this scheme however the proposed use of brick rather than render will reduce the visual impact of them in the streetscene;

- tying the bays down to the ground by extending the brick work to create an arched feature also reduces the visual mass of these;
- the rendered elements to the fourth floor now stand out, drawing attention to the plainer fenestration to service rooms, and would be less visually intrusive if these were in brick as well;
- the use of a symmetrical gable to the bays is also much less visually intrusive than the asymmetrical ones previously proposed;
- the above changes are more respectful of the existing characteristics of development in the street than the previous proposals, however the bays are still a very dominant repeating form on the street elevation, in particular the large expanse of fenestration and the deep cut outs to form balconies under the gables, although more typical of some of the more recent developments on Westwood Road, would typify a wharfside development at a watersedge and with a good view, and not a development in suburbia;
- the existing trees along the north boundary will help to reduce the visual impact of such a large development, additional tree planting along this boundary should also be undertaken;
- it is not clear how the gable verge will be detailed (it would appear that bricks are to be used which I don't think would be practical or appropriate), nor how the eaves detail to the western most gable will be detailed. Both of these details should be conditioned for approval.

5.4 **SCC Sustainability Team** – The pre-assessment estimator shows that the building has been designed to meet a minimum BREEAM 'Very Good', with potential to achieve 'Excellent'. The plan also shows solar panels and a green roof and this is welcome, particularly given the benefits that green roofs can provide including optimising the performance of the panels by creating a more stable local temperature. The BREEAM assessment shows a minimum reduction in CO2 savings in category Ene 01 of 7 credits / 0.59 on the energy performance ratio for new buildings which is equivalent to approximately 30% improvement on building regulations target emission rates. It is proposed that a combination of technologies is used, including a 31kWp photovoltaic array, 2No. 30Kw air source heat pumps and a 12.5Kw mini CHP. There are no objections subject to conditions being imposed.

5.5 **SCC Trees Team** – Trees on this site are protected by The Southampton (Westwood Road - Winn Road) TPO 1972. The proposed building is shown located in a similar position to the existing and will have little impact on any significant trees. I am in general agreement with the arboricultural information provided. The proposed tree loss will have little affect on the street scene and can be mitigated through the replacement planting as part of a landscape scheme. The only reasonable tree (No. 9) shown to be removed is a Maple in the north west corner being removed for car parking. There may be opportunity to retain this individual or replace with a semi-mature specimen. I would raise no objections to this scheme subject to the Arboricultural details for tree protection and Method Statement by WYG Environmental Arboricultural Report dated 18/12/2011 forming part of any conditions

5.6 **SCC Environmental Health (Pollution & Safety)** - No objections subject to conditions being imposed covering construction method arrangements, noise from plant and extract ventilation operation.

5.7 **SCC Environmental Health (Contaminated Land)** - Annex 2 of PPS23

considers the proposed land use as being sensitive to the affects of land contamination. Therefore, to ensure compliance with Annex 2 of PPS23 and policies SDP1 and SDP22 of the City of Southampton Local Plan Review (adopted version, March 2006) this department would recommend that the site be assessed for land contamination risks or assume that land contamination exists and take a precautionary approach. To facilitate this conditions should be attached.

- 5.8 **SCC Archaeology** – The site is not located in an area defined as having high archaeological importance and there are no known archaeological sites and findspots in the immediate vicinity of the application site. Consequently, there are no objections to the application and no conditions are required.
- 5.9 **BAA** – There are no aerodrome safeguarding objections to the proposal provided that a condition is imposed covering a Bird Hazard Management Plan.
- 5.10 **City of Southampton Society** – No objections to the proposal.
- 5.11 **Southern Water** – Initial investigations indicate there is currently inadequate capacity in the local network to provide foul and surface water sewage disposal to service this development. The proposed development would increase flows to the public sewerage system. Existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water have no objections subject to the imposition of a condition and informative.

6. **Planning Consideration Key Issues**

- 6.1 The key issues for consideration in the determination of this planning application are:
- The principle of development
 - Design issues
 - Transport and car parking
 - Sustainability and environmental considerations

6.2 **Principle of Development**

The application site is not allocated for development in the Local Plan, nor is it safeguarded for its existing use, a specialist form of residential accommodation. The existing building has been vacant for several years, it is not a building of any particular design value and its current condition is an eyesore in the street scene. The redevelopment of the site is therefore to be welcomed, replacing one form of specialist accommodation for older people with a different form of provision. The applicant is an experienced provider of such facilities and there is evidence of increasing demand for this type of care home provision. There is no apparent shortage of sheltered housing accommodation in the city and therefore no objection in principle to this form of development.

6.3 **Design Issues**

In design terms, Westwood Road is a mixed area with differing plot sizes and building types. There are few remaining original houses and much more recent flatted development. The application site is quite a large plot, has already been redeveloped from its original condition and can take quite a large scale building of

this type. The form and height of the proposed building is not significantly different from that which already exists on the site. The design approach is influenced by the need for large areas of glazing to provide light, airy rooms for residents who are likely to spend a large amount of time within their rooms and an attempt to give a contemporary rather than institutional feel to the building. This is a worthy aim but it does result in large scale bay window features which perhaps do not sit particularly well within this suburban context. However, amendments have been made to the design in response to the concerns of officers and this has resulted in an improved appearance. On balance, it is considered that the design is acceptable given the very mixed 'architectural language' of Westwood Road. An important part of the design approach is the extensive landscaped rear garden which would be good quality and of great benefit for the future residents, their visitors as well as those neighbours who overlook the site. The size of the building has also been influenced by the wish to provide generous room sizes and extensive communal living facilities which is welcomed.

6.4 In terms of the impact on neighbours, the scale of the proposal is quite similar to the existing building and the footprint extends no further to the rear than at present. The contemporary design approach with larger areas of glazing will mean the outlook of neighbours will be significantly different but not detrimentally affected. One of the amendments to the design has resulted in splayed windows to the south-west elevation to reduce potential overlooking of the adjoining block of flats.

6.5 Transport

The proposed use is likely to result in greater traffic generation with more servicing and visitor movements than a conventional residential use. The proposed access arrangements would allow for convenient drop-off facilities on the forecourt to the building. The existing bus stop will be retained and the one-way entrance/exit will allow for reasonable visibility arrangements. The application site is just within the area of high public transport accessibility around Portswood Centre. The new car parking standards allow for one car parking space per 10 bedrooms which would mean a maximum of 8 parking spaces. Consequently the car parking arrangements are acceptable. It would not be practical to increase the level of car parking without significantly reducing the amenity value of the landscaped garden.

6.6 Sustainability

The application is accompanied by a comprehensive feasibility study for the emission of low and zero carbon emission technologies which demonstrates that the development will meet the policy requirement of BREEAM 'Very Good' which is the standard for applications submitted before the beginning of 2012. The building incorporates a green roof and extensive areas of solar panels which is welcomed. The majority of the existing protected trees on the site will be retained, there will be some loss of trees on the Westwood Road frontage but the Council's Trees Officer is satisfied that suitable replacements can be secured and the overall landscaped feel of the site can be enhanced.

7. Summary

7.1 The development would make improved use of a site which has been vacant for over 4 years. The proposed use would provide a specialist form of residential care for which there is a clear demand given the ageing population and additional

employment opportunities. The amended design is considered to be acceptable, neighbour amenities will be safeguarded and the car parking arrangements comply with the standards

8. Conclusion

8.1 It is recommended that permission be granted subject to a Section 106 agreement and conditions

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

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(g), 9(a), 10(b).

RP2 for 29/05/2012 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 - 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.

05. 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.

06. 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 Local Planning Authority.

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. The plan shall also include details of areas to be used for vehicle parking, storage of plant and materials and working areas. 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.

07. 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 scheme 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.

08. 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.

09. 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.

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

No development shall commence 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.

11. APPROVAL CONDITION - Bird Hazard Management Plan (Pre-Commencement Condition)

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on the buildings within the site which may be attractive to nesting, roosting and "loafing" birds (possible different management strategies during the breeding season and outside the breeding season). The Bird Hazard Management Plan shall be implemented as approved upon the completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the roofs of the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.

For information: The Bird Hazard Management Plan must ensure that flat/shallow pitched

roofs be constructed to allow access to all areas by foot using permanent fixed access stairs, ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season, gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airfield Operations Staff. In some instances, it may be necessary to contact BAA Airfield Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences from Natural England before the removal of nests and eggs.

12. APPROVAL CONDITION - BREEAM Standards (commercial development) [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development has achieved at minimum a rating of Very Good (with Excellent being sought) against the BREEAM standard shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction certificate as issued by a qualified BREEAM 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 - Sustainability statement implementation [Pre-Occupation Condition]

Prior to the first occupation of the development hereby granted consent, the approved sustainability measures (including green roof and proposed CO₂ saving measures as detailed in the application documents) shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

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).

14. APPROVAL CONDITION - Extract Ventilation - control of noise, fumes and odour [Pre-Commencement Condition]

No development shall take place until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason:

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

15. APPROVAL CONDITION - Refuse facilities (Pre-Occupation Condition)

The refuse storage facilities, which shall include recycling facilities, as shown on the approved drawings shall be provided before the use to which the facility relates has been provided. The storage areas shall be retained thereafter.

REASON

To ensure suitable refuse and recycling facilities are provided and in the interests of visual amenity.

16. APPROVAL CONDITION - Layout of Car Parking/Servicing (Pre-Occupation Condition)

The whole of the car parking, cycle storage and servicing facilities shown on the approved plans shall be laid out and made available before the use of the building to which these facilities relate commences and thereafter retained solely for the use of the occupants and visitors to the site and for no other purpose.

REASON

To ensure adequate on-site parking and servicing facilities and to avoid congestion in the adjoining highway.

17. APPROVAL CONDITION - Details of visitor cycle parking (Pre-Occupation Condition)

The development hereby approved shall not be first occupied until visitor cycle facilities have been provided in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure satisfactory provision of cycle facilities for visitors to the site.

18. 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.

19. APPROVAL CONDITION - Tree Protection and Arboricultural Method Statement [Performance Condition]

The construction works shall be carried out in accordance with the tree protection measures and arboricultural method statement within the WYG Arboricultural Report dated 18.12.2011 submitted as part of the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

20. APPROVAL CONDITION - Design Details (Pre-Commencement Condition)

No development shall commence until full details of the design of the gable verges and the eaves detail to the western most gable has been submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be carried out in accordance with the approved details.

Reason

To ensure satisfactory treatment to these important parts of the building.

21. 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)

CS6	Economic Growth
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS24	Access to Jobs
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

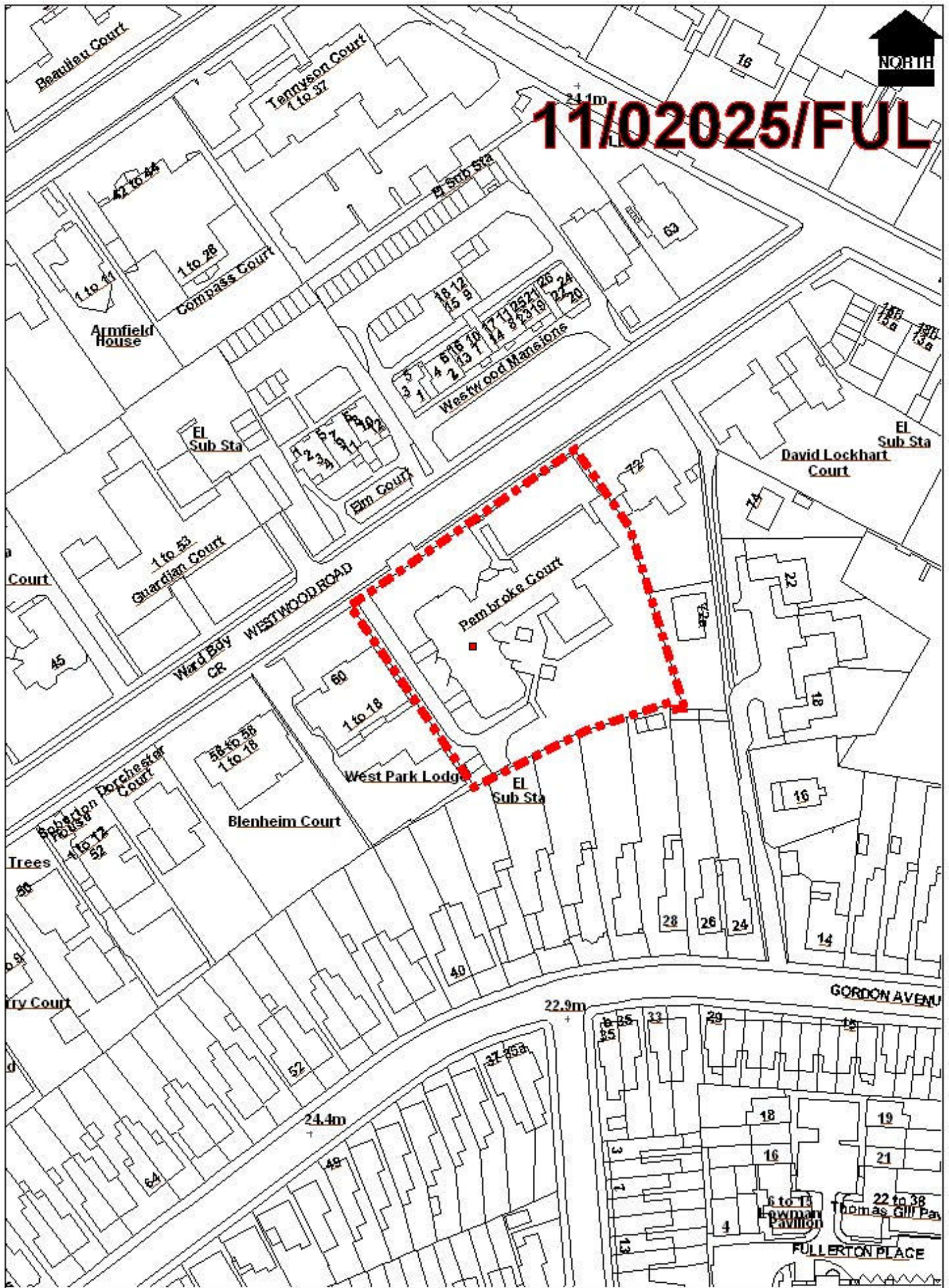
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Planning Obligations (Adopted - August 2005 and amended November 2006)
Parking Standards Supplementary Planning Document (2011)

Other Relevant Guidance

National Planning Policy Framework (March 2012)



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Scale : 1:1250

Date : 17 May 2012

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