

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 11 December 2012
Planning Application Report of the Planning and Development Manager

Application address: Land at the rear of Cateran Close			
Proposed development: Erection of 10 x two-storey three-bedroom houses with associated access, parking and landscaping			
Application number	12/01487/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	31.12.12	Ward	Millbrook
Reason for Panel Referral:	Major planning application subject to objection	Ward Councillors	Cllr Thorpe Cllr Furnell Cllr Laming

Applicant: Drew Smith	Agent: MH Architects Limited
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on 11.12.12 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. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

“Saved” Policies – SDP1, SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, HE6, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS6, CS13, CS15, CS16, CS18, CS19, CS20 and CS25 and the Council’s current adopted Supplementary Planning Guidance. National Planning Guidance contained within National Planning Policy Framework (March 2012) is also relevant to the determination of this planning application.

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:

- ii) A minimum on-site provision of 2 dwellings (ie. 20% of the net gain) to be provided on-site as affordable housing in accordance with adopted LDF Core Strategy Policy CS15;
 - iii) A financial contribution and/or the implementation and maintenance of an agreed series of site specific transport under S.278 of the Highways Act with implementation prior to first occupation in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS18 and CS25;
 - iv) A financial contribution and/or the implementation and maintenance of an agreed series of strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
 - v) Financial contributions towards the relevant elements of public open space required by the development in line with Policy CLT5 of the City of Southampton Local Plan Review (March 2006) as supported by adopted LDF Core Strategy policies CS21 and CS25;
 - vi) Submission and implementation of a Training & Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with adopted LDF Core Strategy policies CS24 and CS25 and;
 - vii) Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
2. Subject to the receipt of satisfactory amended plans to amend the roof design from pitched to hipped roof forms.
 3. That the Planning and Development Manager be given delegated authority to add, delete, or vary any of the attached planning conditions and relevant parts of the Section 106 agreement.
 4. In the event that the legal agreement is not completed or satisfactory amended plans are not received within two months of 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 previously contained residential garages but these have been demolished and with the exception of hardstanding and some patchy vegetation, the site is mainly cleared. The site benefits from an existing vehicular access from Ceteran Close and on three sides abuts rear boundaries with neighbouring residential properties. Beyond the southern site boundary is Mason Moor Primary School. A public footpath runs to the side of 5 Whitestone Close into the site.
- 1.2 The surrounding area is residential in character and typically comprises two-storey, brick-built, terraced houses which have a simple design appearance.

2. Proposal

- 2.1 The application seeks full planning permission to construct ten, two-storey dwelling houses within two terraces.
- 2.2 The development would utilise the existing access from Cateran Close and the properties would front a central courtyard which contains 12 car parking spaces, a turning area for the refuse collection vehicle and soft landscaping, including 8 new trees. The existing public footpath would be retained in the proposed layout.
- 2.3 Each dwelling would be served by a private rear garden, none of which are less than 10 metres in depth and all over 50 sq.m in area. To the rear of the properties purpose built cycle storage would be provided with external access paths from the stores to the public highway. The front doors of the properties would be recessed and within the recesses, an area for the refuse and recycling would be provided.
- 2.4 The dwellings would have a pitched roof appearance and the elevations would be constructed using a red/brown brick, with elements of pale render and coloured cladding panels.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The site is not identified for a particular use within the Development Plan but lies within an area of low accessibility for public transport. Major developments are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 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.
- 3.4 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.

4. Relevant Planning History

- 4.1 There have been no recent or relevant application relating to the application site.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining

and nearby landowners, placing a press advertisement (25.10.12) and erecting a site notice (11.10.12). At the time of writing the report **3** representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 ***Cateran Close is very narrow and often heavily parked creating highway safety problems. The proposed development would exacerbate these issues.***

5.3 **Response**

The highways team are satisfied that Cateran Close can accommodate the trips associated with the proposed development and moreover the highway works that will be required through the section 106 process, would represent an overall improvement in highway safety terms. These works include the removal of the small island within Cateran Close.

5.4 ***The proximity of the dwellings to the rear boundaries of the adjacent properties on Oakley Road would result in an increase of overshadowing and a loss of sunlight to these properties.***

5.5 **Response**

The proposed dwellings would be sited almost 14 metres from the rear elevations of properties on Oakley Road, which exceeds the 12.5 metre separation standard set out within the Council's Residential Design Guide Supplementary Planning Document. This separation is considered to be sufficient to minimise the impact on the amenities of the occupiers of these properties. Some overshadowing will take place but this will not result in constant shade and is consistent with BRE standards.

5.6 ***The development will result in overlooking and a loss of privacy to existing residents which adjoin the site***

5.7 **Response**

The proposed dwellings are designed to take outlook from either the parking courtyard or their private rear gardens. Windows located within the side elevations are secondary and therefore can be fixed shut and obscurely glazed by planning condition. A condition is also suggested to prevent any further windows being located in the side elevations of dwellings. In addition to this, the proposed 'back-to-back' separation distances would be no less than 26 metres, which exceeds the 21 metre separation standards set out within the Residential Design Guide.

Consultation Responses

5.8 **SCC Highways** - No objection subject to conditions. The access into the site is narrow but it is large enough to accommodate a refuse collection vehicle. The proposal requires some highway works outside of the application site including the removing of a telegraph pole within the street. These works would represent an improvement in highway safety terms.

5.9 **SCC Housing** – No objection. The requirement is to provide 2 affordable housing units and the preference for this is on site. The scheme is proposed as 100% affordable.

5.10 **SCC Sustainability Team** – No objection. Suggests a condition to secure the required sustainability measures to achieve level 4 of the Code for Sustainable Homes.

- 5.11 **SCC Environmental Health (Pollution & Safety)** - No objection. Suggests conditions to minimise disruption to nearby residents during the construction process
- 5.12 **SCC Environmental Health (Contaminated Land)** - The site may be subject to historic land contamination and conditions are suggested to address this.
- 5.13 **SCC Ecology** – No objection. The vegetation on site has low biodiversity value. A condition is suggested to ensure site clearance works does not have a harmful impact on any nesting birds.
- 5.14 **SCC Trees** – No objection. There are no important amenity trees on the site and a condition is suggested to protected any adjoining trees.
- 5.15 **SCC Archaeology** – No objection or conditions suggested.
- 5.16 **City of Southampton Society** - No objection
- 5.17 **Southern Water** – No objection. Suggest a note to applicant on the decision notice to make the developer aware of the requirements to connect to the public sewer.

6. Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
 - i. The principle of development;
 - ii. The design of the proposal together with the impact on the character of the area;
 - iii. The impact on the amenities of neighbours of the site;
 - iv. The quality of the residential environment proposed;
 - v. Parking and highways;
 - vi. Sustainability and;
 - vii. Section 106 Mitigation and Viability.
- 6.2 Principle of Development
- 6.2.1 The principle of making more efficient use of previously developed land to provide residential development is acceptable. The site lies within an area of Low Accessibility for public transport and the Core Strategy supports residential development of between 35 and 50 dwellings per hectare within such locations. The proposed density of 46 dwellings per hectare accords with this. The application proposes 100% genuine family dwellings which is in accordance with policy CS16 of the Core Strategy. The principle of development is therefore, acceptable.
- 6.3 Design and Impact on the Character of the Area
- 6.3.1 In terms of layout, the terraced form of the dwellings and proposed series of plots closely reflects the pattern of existing development within the area. The dwellings would actively survey the central parking courtyard and the introduction of soft landscaping and trees would soften the development and prevent it from appearing car dominated. The two-storey scale and pitched roof design of the dwellings would also appear sympathetic to the character of the area. The

proposed design uses a varied materials palette to add interest to the development and would result in a positive appearance.

6.4 Impact on amenities of neighbours

6.4.1 Saved policy SDP1 of the Local Plan seeks to protect the amenities of existing residents and the Residential Design Guide Supplementary Planning Document (RDG) builds on this by setting out guidelines for separation distances between new and existing development. Whilst the development is surrounded by residential properties, the proposed layout adheres to the separation distances set out in the RDG. The resultant 'back-to-back' relationships exceeds those set out in the RDG, as does the separation between the side elevations of the proposed dwellings and the rear elevations of the properties fronting Oakley Road.

6.4.2 Whilst the development would result in additional overshadowing of the neighbouring gardens, the gardens would continue to enjoy access to sunlight and daylight for the majority of the day. The side elevations of the properties are designed to have a light-colour treatment to the upper floors which would provide some reflective light and prevent the dwellings from appearing unduly oppressive when viewed from neighbouring gardens. Amended plans are sought to hip the roof of the proposed dwellings which would reduce the massing of the development when viewed the neighbouring properties. No habitable room windows are proposed to the side elevations of the dwellings and a condition is suggested to secure obscure glazing to the windows which would be inserted to the side elevations. Whilst the development would result in a change of outlook for existing residents compared with the existing situation, the development does comply with adopted policies and guidance and is therefore considered to be acceptable in this respect.

6.5 Quality of the Residential Environment

6.5.1 Each dwelling would be served by a private and useable back garden which complies with the garden size standards set out within the RDG. The dwellings would also benefit from an area of defensible space to the frontages to ensure that ground floor accommodation would be suitably private. The proposed dwellings would also enjoy a good level of outlook from habitable room windows. The proposed refuse storage would be located conveniently in relation to the public highway as well as the kitchens within the dwellings. The proposed cycle storage would be sufficiently secure and external pathways ensure the storage is suitably accessible.

6.6 Parking and Highways

6.6.1 The proposed car parking spaces relate well to the dwellings that they serve and the provision of 12 spaces provides one space for each of the proposed dwellings as well as provision for 2 visitor space. This level of car parking complies with the adopted maximum car parking standards. The development makes use of an existing vehicular access which is sufficiently wide to comfortably accommodate pedestrians and vehicles simultaneously. As part of the section 106 agreement, a series of off-site highway works will be sought which will result in an improvement to the existing access arrangements. As such, the Council's Highways Team have raised no objection to the proposal and the scheme is considered acceptable in highway safety terms.

6.7 Sustainability

6.7.1 The development has been designed to meet level 4 of the Code for Sustainable Homes in accordance with the requirements of the Core Strategy. The development would make use of photovoltaics to achieve the required savings in carbon dioxide emissions. The development is therefore, considered to be acceptable in this respect.

6.8 Section 106 and Viability

6.8.1 The applicants have agreed to enter into a S.106 legal agreement with the Council. The application is, however, supported by an up-to-date viability appraisal of the proposal that concludes that a full S.106 contribution makes the delivery of the scheme non-viable on a commercial basis. A scheme's viability is a material consideration where it is directly linked to housing delivery. The applicant's submitted appraisal will need to be independently tested before the Council can agree to waive any of its normal requirements. It is recommended that the Planning and Development Manager be delegated power to vary relevant parts of the Section 106 agreement following the outcome of the viability appraisal. As part of these negotiations due weight will be afforded to the applicant's offer that the 10 dwellings shall be provided as 'affordable' although only 2 are technically required to meet policy.

7. Summary

7.1 The proposed development would be sympathetic to the character of the area and would provide a high quality residential environment for future occupants. The development complies with the Council's standards which seek to protect residential amenity and the provision of 10 affordable, family dwellings is welcome.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report and signing of the S.106 planning agreement, 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 (b) (f), 6 (a) (i), 7 (a), 8 (a), 9 (a)

JT for 11/12/12 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 - 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 - Construction Method Statement [Pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of demolition and construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of demolition and construction; (f) details of demolition and construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during demolition and construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

04. APPROVAL CONDITION - Hours of work for Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted, including deliveries to the site, 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.

05. APPROVAL CONDITION - Tree Retention and Safeguarding [Performance Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition,

excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. 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.

06. 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 to and approved by the Local Planning Authority in writing, 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

07. APPROVAL CONDITION - Refuse & Recycling Bin Storage [performance condition]

The storage for refuse and recycling shall be provided in accordance with the plans hereby approved before the development first comes into occupation and thereafter retained as approved.

Reason:

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

08. APPROVAL CONDITION – Cycle Storage [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the external appearance of the cycle storage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details and the storage thereafter retained as approved.

Reason:

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

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

The amenity space areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings hereby permitted and shall be retained with access to it at all times for the use of all occupiers of the development .

Reason:

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

10. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site and the parking spaces for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development.

11. APPROVAL CONDITION – Removal of permitted development [performance condition]

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, no development permitted by classes A (extensions), B (roof alterations), C (other roof alterations), D (porches), E (outbuildings, enclosures or swimming pools) and F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

Reason:

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

12. APPROVAL CONDITION - Ecological Mitigation Measures [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the a programme of habitat and species mitigation and enhancement measures, shall be submitted to and approved in writing by the Local Planning Authority, which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

Reason:

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

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

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

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

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

14. 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.

15. 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.

16. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised 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).

17. APPROVAL CONDITION – Foul and Surface Water Disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved by the Local Planning Authority in writing. The development shall proceed in accordance with the agreed details.

Reason:

To ensure that the development does not adversely impact on the public sewer system

18. APPROVAL CONDITION - Protection of nesting birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

Reason:

For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

19. APPROVAL CONDITION- Obscure Glazing [performance condition]

The windows in the side elevations of the dwellings hereby approved, above ground floor level, shall be fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this manner.

Reason:

In the interests of the privacy of the neighbouring properties and the amenities of the prospective occupants of the development.

20. APPROVAL CONDITION – No other windows [performance condition]

No other windows shall be located in the side elevations, above ground floor level of the dwellings hereby approved unless they are fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this manner.

Reason:

In the interests of residential amenity

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.

Note to Applicant

1. Connection to Public Sewer

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

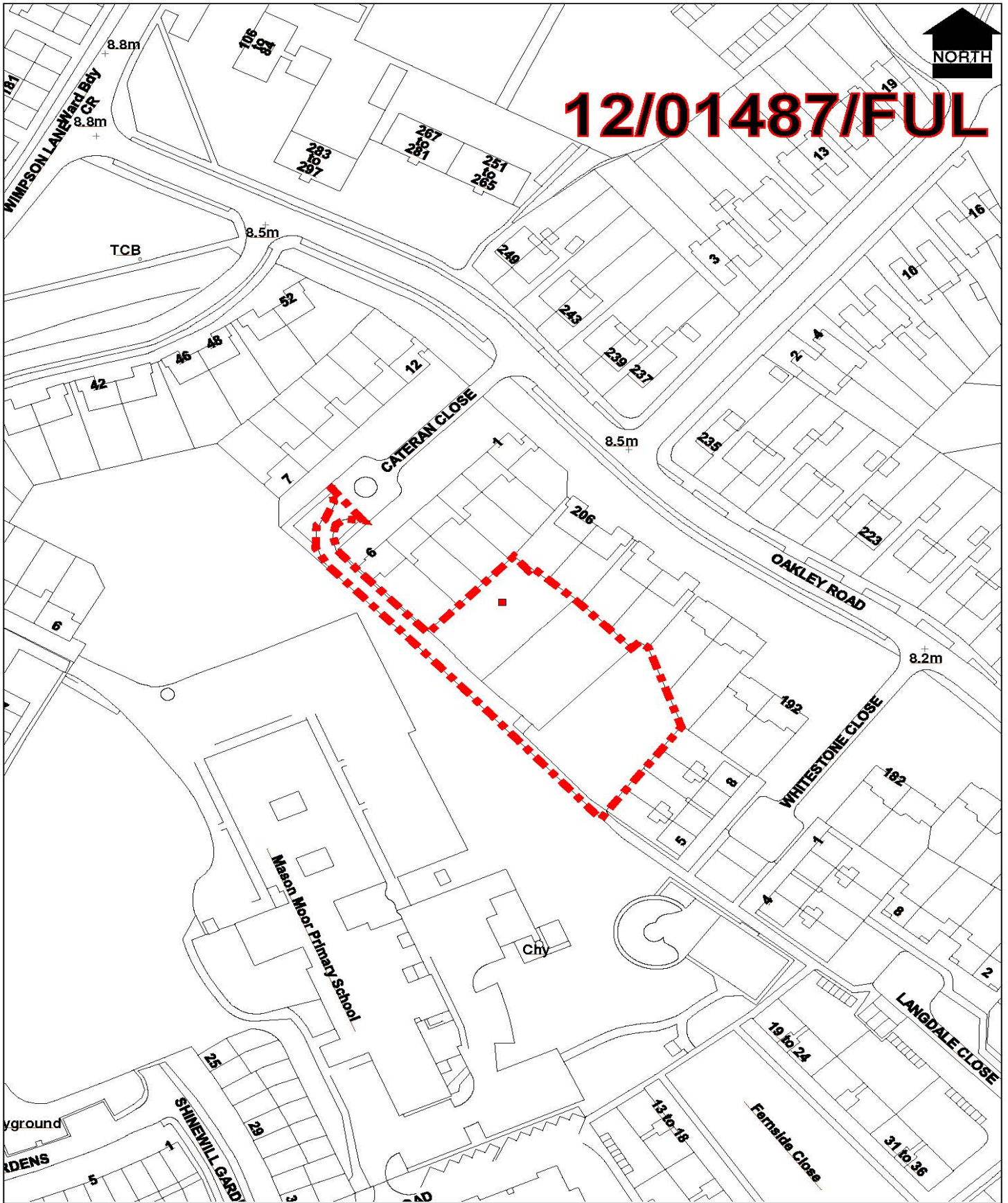
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
HE6	Archaeological Remains
H1	Housing Supply
H2	Previously Developed Land
H6	Housing Retention
H7	The Residential Environment

Supplementary Planning Guidance

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

Other Relevant Guidance

National Planning Policy Framework March 2012



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Scale : 1:1250

Date 28 November 2012

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