



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning
(Development Management Procedure) (England) Order 2010**

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Southampton
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In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - CONDITIONAL APPROVAL

Proposal: Conversion and extension of the existing building, erection of a new two-storey building on the West End Road frontage and two bungalows at the rear backing onto Panwell Road, to provide a total of 10 residential units (2 x three bedroom bungalows, 7 x two bedroom flats and 1 x one bedroom flats) with associated parking, vehicular access from West End Road and landscaping

Site Address: 58 West End Road Southampton SO18 6TG

Application No: 11/01987/FUL

Subject to the following 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 - Samples details of building materials to be used [Pre-Commencement Condition]

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the building have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality.

03.Approval Condition - Energy minimisation (Performance Condition)

The proposed development shall be built in accordance with the provisions of the energy strategy dated August 2011 which details the methods to be used to achieve Code for Sustainable Homes Level 3 and a reduction in 20% Co2 emissions over the building regulations measures. Measures include the installation of water butts to down pipes and solar photovoltaics to roofs as shown on drawing P04 rev C.

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).

04.APPROVAL CONDITION - Cycle and refuse store provision (Pre-Occupation Condition)

The refuse and cycle storage serving the development hereby approved, and pedestrian access to it, shall be made available prior to the first occupation of the development hereby approved and shall be retained with access to it at all times for the use of the residential units.

Reason

To ensure adequate refuse and cycle storage facilities are provided in accordance with policy SDP1 and SDP5 of the adopted local plan review (March 2006).

05.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 (bungalow) 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.,

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the small private garden and amenity areas provided as part of this development in the interests of the comprehensive development and visual amenities of the area.

06.APPROVAL CONDITION - No allocation of parking spaces [Performance Condition]

The car parking spaces hereby approved are to be available for the shared use of all occupants of the dwelling units hereby approved, and at no time shall they be allocated for use by individual units.

Reason:

To avoid congestion on the adjoining highway which might otherwise occur because the parking provision on site has been reduced to reflect the lower demand where car parking is provided for communal use.

07.APPROVAL CONDITION - Amenity Space Access [Pre-Occupation Condition]

The external amenity space serving the development hereby approved, and pedestrian access to it, shall be made available as a communal area prior to the first occupation of the development hereby permitted and shall be retained with access to it at all times for the use of the flat units.

REASON:

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

08.APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

09.APPROVAL CONDITION - 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.

10.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.

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 - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

13.APPROVAL CONDITION - Landscaping plan [Pre-occupation Condition]

The development shall be carried out in accordance with approved landscape planting plan drawing no: 936/01 revision A dated July 2011.

The works include the replacement of tree T9 with a Pinus Himalayan Pine and the replacement of T12 Sweet Chestnut (the removed tall stump) with an Ostrya Tree.

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

14.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.

15.APPROVAL CONDITION - Stopping up existing access [Pre-Commencement Condition]

Any redundant access to the site shall be stopped up and abandoned and the footway, and verge crossings and kerbs shall be reinstated before the development is brought into use.

Reason:

To provide safe access to the development and to prevent congestion on the highway.

16.APPROVAL CONDITION - Parking [Pre-Occupation Condition]

The development to which this consent relates shall not be occupied in full or in part until space has been laid out within the site for 9 vehicles to be parked and for vehicles to turn so that they can enter and leave in a forward gear.

Reason:

To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

17.APPROVAL CONDITION - Delivery times [Pre-Occupation Condition]

No deliveries (including construction materials) shall be taken in or dispatched from the premises outside the following times 7.30am -9.30am and 4pm - 6pm.

Reason:

To avoid traffic congestion.

18.APPROVAL CONDITION - Contractors Compound (Pre-Commencement Condition)

No commencement of work pertaining to this permission shall be carried out on the site unless and until there is available within the site, provision for all temporary contractors buildings, plant and storage of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site; and the provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the phased works and other operations on the site throughout the period of work required to implement the development hereby permitted in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To avoid undue congestion on the site and consequent obstruction to the access in the interests of road safety.

19.APPROVAL CONDITION - Archaeological building-recording [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological building 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 the building is initiated at an appropriate point in demolition procedure.

20. APPROVAL CONDITION - Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological building recording and assessment work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason: To ensure that the archaeological building recording is completed.

21. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

22. APPROVAL CONDITION - Boundary enclosures [Pre-commencement Condition]

Prior to the commencement of development the following means of enclosure shall be constructed:-

- (i) a continuous 2 metre high brick wall shall be built along the common northern boundary of the site with 60 West End Road; and,
- (ii) a continuous 1.8 metre high close-boarded timber fence shall be constructed along the eastern site boundary with Panwell Road.

Notwithstanding the landscaping plan hereby approved, prior to the occupation of the development hereby approved, details of the design and specifications of the site boundary treatment of the site's western and southern boundaries and all means of enclosure to be formed within the site shall be submitted to and approved in writing by the Local Planning Authority. These other agreed means of enclosure additional to (i) and (ii) above shall be subsequently erected prior to the occupation of any of the units provided under this permission. All means of enclosure shall thereafter be retained and maintained in good repair, particularly that to Panwell Road.

Reason:

In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property and to ensure no through access is created to Panwell Road.

23. Approval Condition - Tree works (Performance Condition)

The development hereby approved must be carried out in accordance with the approved tree protection plan ref: dfc/0220 and arboricultural Impact Study and method statement dated 02.09.2011.

Reason

To ensure the adequate protection of trees on site.

24.APPROVAL CONDITION - No access from Panwell Road - Performance Condition

No access (vehicular or pedestrian) shall be created along the rear boundary of the site onto Panwell Road.

REASON

In the interests of highway safety, the character of the area and the amenities of residents living in Panwell Road.

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Chris Lyons
Planning & Development Manager

15 November 2012

If you have any further enquiries please contact:
Andrew Amery

Note to Applicant

1. - Southern Water

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk

2. - 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.

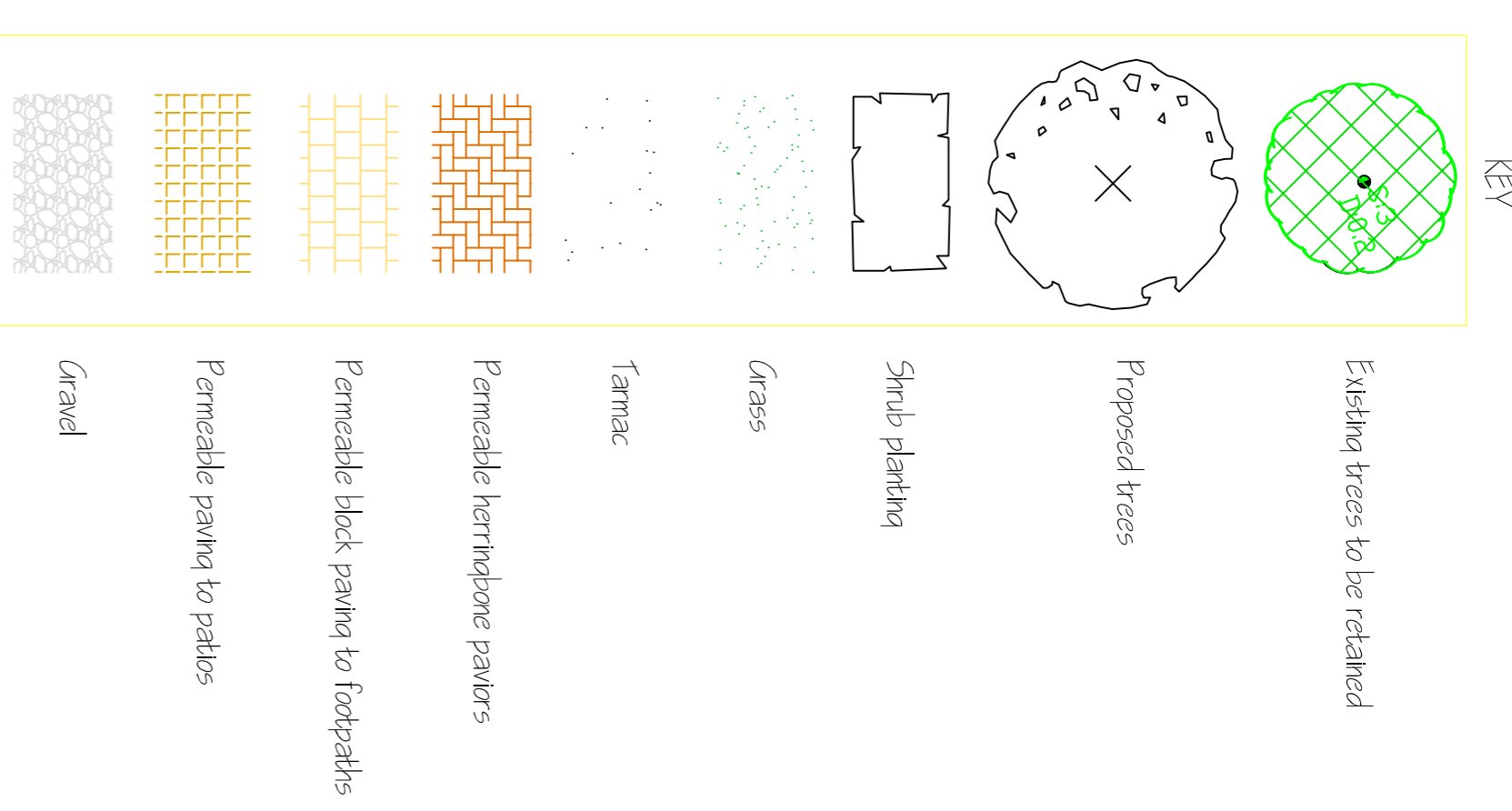
3. - Performance Conditions

Your attention is drawn to the performance conditions above which relate to the development approved in perpetuity. Such conditions are designed to run for the whole life of the development and are therefore not suitable to be sought for discharge. If you are in any doubt please contact the Council's Development Control Service.

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
110310 NP02	A	Site Plan	10.01.2012	Approved
110310 NP04	A	Roof Plan	10.01.2012	Approved
110310 NP03	A	Floor Plan	10.01.2012	Approved
110310 NP06	D	Elevational Plan	10.01.2012	Approved
110310 NP07	D	Elevational Plan	10.01.2012	Approved



PLANTING SCHEDULE

TREES	Common Name	Size at Planting	Pot Size	Planting c/s
Betula pendula	Silver Birch	40-60cm	3L	70cm
Prunus Avoncrispata	Lombardy Cherry	30-40cm	3L	70cm
Ostrya carpinifolia	Hop Hornbeam	40-60cm	3L	80cm
Pinus sylvestris	Scots Pine	30-40cm	3L	60cm
Scytus aucuparia	Cardinal Red	40-60cm	3L	70cm
Tilia x eukhara	Line	40-60cm	3L	80cm
HYDRICES	Size at Planting	Pot Size	Planting c/s	
Liquidum ovalifolium	2-2.5m (Instant hedge)	25L	50cm	
Viburnum thurs	60-90cm	3L	60cm	

SHRUBS	Common Name	Size at Planting	Pot Size	Planting c/s
Aucuba x granulifera		40-60cm	3L	70cm
Aucuba japonica	Variegata	30-40cm	3L	70cm
Choisya ternata		40-60cm	3L	80cm
Cotoneaster laccatus		30-40cm	3L	60cm
Cubitus kawensis		40-60cm	3L	70cm
Deutzia elegantissima		40-60cm	3L	80cm
Escallonia x veali		10-20cm	2L	40cm
Euonymus alatus		20-30cm	2L	60cm
Fuchsia Lady Thymb		30-40cm	2L	60cm
Hebe Red Edge		40-60cm	10L	80cm
Hydrangea Masja		30-40cm	2L	60cm
Hydrangea x moserianum		30-40cm	2L	60cm

NOTES
 1) Foundations to dwellings to be designed to take account of the mature heights of existing and proposed trees.
 2) Any plants which die or fail to thrive in the first five years shall be replaced with the same species and size, unless agreed in writing with the Local Authority.

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Client
 D & K Contracting Services Ltd

Job Title
 58 West End Road
 Bitterne
 Southampton

Drawing Title
 Landscape Planting Plan

Drawing No
 936 / 01

Date
 24th 2011

Scale
 1 : 100 @ A1

rev B Site plan re-drawn and landscape design amended to suit Dec 2011
 rev A 11, 14 and 19 removed and new trees to replace. Malls changed to Ostrya Oct 2011