

**Planning and Rights of Way Panel 8<sup>th</sup> March 2022**  
**Planning Application Report of the Head of Planning & Economic Development**

<b>Application address:</b> 8A Peartree Avenue Southampton			
<b>Proposed development:</b> This item refers to 2 linked applications:  <u><b>21/01889/FUL</b></u> Erection of a 2-storey side extension  <u><b>21/01890/LBC</b></u> Listed building consent sought for erection of a 2-storey side extension			
<b>Application number:</b>	21/01889/FUL & 21/01890/LBC	<b>Application type:</b>	FUL & LBC
<b>Case officer:</b>	Anna Coombes	<b>Public speaking time:</b>	5 minutes per application
<b>Last date for determination:</b>	10.03.2022	<b>Ward:</b>	Peartree
<b>Reason for Panel Referral:</b>	5 or more objections	<b>Ward Councillors:</b>	Cllr Bell Cllr Houghton Cllr Payne
<b>Referred to Panel by:</b>	N/A	<b>Reason:</b>	N/A
<b>Applicant:</b> Peartree House Rehabilitation, Dr J Sargent		<b>Agent:</b> D W Marsh Architectural Design Ltd	

<b>Recommendation Summary:</b>  <i>This item refers to 2 linked planning applications and will require 2 Panel votes</i>	<u><b>21/01889/FUL</b></u> <b>Conditionally approve</b>  <u><b>21/01890/LBC</b></u> <b>Conditionally approve</b>
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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. 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 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 39-42 and 46 of the National Planning Policy Framework (2021). Policies – CS7, CS13, CS14, CS19, CS22 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP12, SDP15, SDP16, HE3 and HE6 of the City of

Southampton Local Plan Review (Amended 2015).

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History
3	Comparison of previous consents		

### **Recommendation in Full**

Under consideration are 2 linked planning applications for the same site and set of works:

21/01889/FUL - Planning:

Conditionally approve.

21/01890/LBC – Listed Building Consent:

Conditionally approve.

#### **1. Background**

- 1.1 The applicant 'Peartree House Rehabilitation' are a 32 bedroom care home providing care for people with acquired brain injuries requiring a higher level of care. Peartree House Rehabilitation have operated on this site since the mid-1990s and the site had previously been in use as a care home from the end of the Second World War.
- 1.2 The applicant has made various extensions and alterations to the site during their occupation, mainly altering and extending the late 20<sup>th</sup> Century additions, with minimal works to the host Grade II Listed Building, Peartree House, itself.
- 1.3 This current application follows 3 previous consents for a single-storey side extension at the north-western corner of the site, to the rear of No's 16 and 18 Peartree Avenue. The proposal has undergone various changes since the first planning consent for these extension works was issued in 2016. The previous consents were for extensions and alterations of the existing 1960s / 1970s extension structure. The current application now proposes total replacement of the existing extension structure, lowering the floor levels to match those in the main building.

#### **2. The site and its context**

- 2.1 The application site comprises the original Grade II Listed Building, known as Peartree House, to the south of the site with extensive later 20<sup>th</sup> Century single-storey additions to the North and East of the listed building and a small car park to the South and storage / servicing areas to the West of the listed building. According to the Listing Text, Peartree House is described as:

*Built by 1617 but refaced circa 1800. Two storeys cemented with tiled roof. C17 chimney stack. South facade has castellated parapet. Seven sashes with glazing bars intact on the first floor only with hipped roofs over. The centre has a verandah on the ground floor of 5 wooden archways with Neo-*

*Tudor heads. The wings have iron balconettes to first floor windows. Tripartite sashes to side elevations. The interior has inglenook fireplaces, mainly blocked.*

- 2.2 The site is surrounded on all sides by residential properties that back onto the site. The ground levels locally slope down from west to east meaning that the properties on Peartree Avenue are on higher ground, approximately 1.5m higher than the application site with a banked area immediately adjacent to the north-western side boundary that drops approximately 750mm down to the development site.
- 2.3 There is a group of sycamore trees on site, adjacent to the development location along the north-western side boundary, that are protected by a TPO number T2-632 (The Southampton (Peartree House) Tree Preservation Order 2015).

### 3. **Proposal**

- 3.1 Application no. **21/01889/FUL** seeks planning permission for the erection of a two-storey side extension to the existing building, replacing the existing 1960s single-storey extension, and creating a landscaped patio and garden area to the North of the proposed extension. Ground levels will be excavated to set the ground floor of the new two-storey side extension lower than the existing 1960s structure, in order to make this level with the main building and remove the existing need for internal steps between the main building and the extension.
- 3.2 The proposal creates 8 en-suite accessible bedrooms over two floors, along with 4 store cupboards and a lift. These bedrooms will replace 5 existing bedrooms within the original listed building of Peartree House (2 at ground floor and 3 at first floor), 1 existing bedroom within the 1960s side extension being replaced, and will provide 2 new bedrooms. The administrative offices currently housed within the existing 1960s side extension will be moved into the original listed building, replacing the existing bedrooms there.
- 3.3 Application no. **21/01890/LBC** seeks listed building consent for the same development. The considerations under the listed building consent application are limited to the impact of the proposed two-storey side extension on the character, historical significance and setting of the host listed building, Peartree House, and any physical works to the historic fabric of the original listed building.
- 3.4 Apart from the extension itself the only changes to the listed building itself are the change of use of 2 rooms at ground floor and 3 rooms at first floor from their existing use as bedrooms into use as administrative offices. No physical alterations or additions to the historic fabric of the original building are proposed.

### 4. **Relevant Planning Policy**

4.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 1**.

4.2 The National Planning Policy Framework (NPPF) was revised in 2021. Paragraph 219 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

## 5. **Relevant Planning History**

5.1 A schedule of the relevant planning history for the site is set out in **Appendix 2** of this report. Peartree House Rehabilitation Ltd have operated on this site since the mid-1990s and have made various additions to the modern parts of the site in order to expand their operation. Previous to this, the site was in use as a care home from the end of the Second World War with various additions built in the 1960s and 1970s. The most relevant applications for this proposal are listed below. A comparison of the footprints of each of the relevant consented schemes has also been included as **Appendix 3**.

5.2 In 2015 the first full planning application (ref: 15/01606/FUL) and associated application for listed building consent (ref: 15/01607/LBC) were made for 2 small single-storey extensions to the existing 1960s single-storey structure in the north-western corner of the site. The planning application was refused due to insufficient information regarding protection of the adjacent protected trees. The associated listed building consent was granted as this considered a more limited scope of issues.

5.3 In 2016 a revised planning application (ref: 16/00009/FUL) for the same proposed single-storey extension was granted conditional approval, as it now included appropriate supporting documents concerning suitable protection measures for the adjacent protected trees.

5.4 In 2019 a new application for planning permission (ref: 19/01948/FUL) and associated application for listed building consent (ref: 19/01949/LBC) were both granted conditional approval. These applications proposed a single-storey extension of the same existing 1960s structure with a much larger footprint extending northwards following the purchase of adjoining rear garden land from No.20 Peartree Avenue. The proposal did not extend any further towards the north-western boundary than the previously approved scheme. These applications also included a separate small extension to the eastern elevation of the building.

5.5 In 2020 a further application for planning permission (ref: 20/01093/FUL) and associated application for listed building consent (ref: 20/01094/LBC) were

again both granted conditional approval. This proposal had the same sized extension towards the north-western side boundary as previously approved schemes, and a significantly reduced extension towards the northern boundary compared to the previous 2019 approvals.

- 5.7 The current proposal under consideration (associated application refs: 21/01889/FUL and 21/01890/LBC) now follows the same footprint as the most recent 2020 approved scheme, but now consists of the erection of a new two-storey extension to the main building rather than extensions to the existing single-storey 1960s structure.

## **6. Consultation Responses and Notification Representations**

- 6.1 Following the receipt of application refs **21/01889/FUL & 21/01890/LBC** a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, and erecting a site notice on 21.01.2022 and 14.01.2022 respectively. A press notice was published 21.01.2022. At the time of writing the report **8 representations** have been received from surrounding residents for planning application ref: **21/01889/FUL** and none for listed building consent application ref: **21/01890/LBC**.

Of the 8 representations received under ref: **21/01889/FUL**, 3 of those representations came from residents outside the application ward. 1 of the 8 representations was a petition letter listing 6 addresses on Sholing Road, however this has been counted as a single representation, as it has only been signed by one resident.

The following is a summary of the points raised under application no. **21/01889/FUL (application for planning permission)**:

- 6.2 ***Overlooking to neighbouring properties on Peartree Avenue and Sholing Road.***

### **Response**

The two side-facing windows in the western elevation of the proposed extension are to be obscurely glazed, ensuring no overlooking to neighbouring properties. The separation distance between the proposed extension and the rear elevation of closest neighbour No.18 Peartree Avenue is approximately 23m, exceeding our minimum distance given in the Residential Design Guide SPD, with intervening protected trees. The proposed bedroom windows will be oriented north-east, overlooking only the very ends of neighbouring gardens to No's 20-26 Peartree Avenue. There will be no direct overlooking to these properties. The extension will not be visible from properties on Sholing Road.

- 6.3 ***Overshadowing to gardens properties on Peartree Avenue.***

### **Response**

The proposed extension will be sunken slightly into the site, with a gap of at

least 8m retained between the building and the northern common boundary with No.22 Peartree Avenue and a gap of 7.6m retained to the boundary with No's 16 and 18 Peartree Avenue. At this distance the proposed extension will not result in significantly harmful overshadowing to neighbouring gardens.

- 6.4 ***Impact on parking due to increase in bed spaces, staff and visitors. The applicants have acquired other houses in Sholing Road and Merridale Road to expand their business which has had an adverse impact on parking locally.***

**Response**

The proposal mainly replaces existing accommodation, only proposing 2 new bed spaces in total. Each application is judged on its own merits and in accordance with our maximum Parking Standards which set a maximum standard of 1 parking space per 4 beds in this area, totalling 2 parking spaces for the proposed development (albeit 6 of these rooms are already available). The existing parking area provides at least 20 parking spaces. This care home is a secure unit, so visitors must arrive by appointment only and traffic is therefore controlled.

- 6.5 ***Noise and light pollution to neighbouring dwellings.***

**Response**

The proposal is located approximately 23m from the nearest dwelling on Peartree Avenue with intervening protected mature trees. At this distance, and given the intervening tree screening and the fact that the proposed extension is to be sunken slightly to reduce it's overall height, the impact of the proposed new extension is not considered to be significantly harmful.

- 6.6 ***The proposed two-storey extension is not in keeping with the existing single-storey buildings.***

**Response**

The scale and design of the proposed extension have been considered in the context of the site and its impact on the host Listed Building. This is discussed in more detail below.

- 6.7 ***Harm to birds and wildlife visiting nearby gardens. Impact on biodiversity during construction.***

**Response**

The proposed landscaping provides opportunities for improving the biodiversity of the application site over the existing low quality grass and scrub in this area. Given the existing buildings and activity on site in this location, and the fact that the proposed building will be sunken slightly into the ground, the proposed two-storey extension is not considered to have a significantly more harmful impact on wildlife and biodiversity over the existing situation.

## **Consultation Responses**

- 6.8 **Historic Environment** – No objection to either application, subject to conditions. The property is a grade II listed building of the C17th/C19th and was formerly Peartree House of Elizabethan origins with a range of outbuildings to the north, since lost. The lands to the south and east were once formal gardens and are recorded on the Hampshire Register of Parks and Gardens but have since been re-developed. The property has been a house, a school, and a hotel, and since 1949 has been a residential care home facility with large C20th extensions for accommodation attached to the north and east.

The grounds to the north of the host building have been substantially altered over time thus the contribution the rear of the plot affords the listed building is limited. Also, the proposed increase in height of this modern unit would add yet more mass to the rear of the plot. However, the ridgeline of the new unit would still sit below the eave height of the roofscape of the host building given the differing surface levels. Likewise, it would continue to be visually separated from the main building by the lower height of the intervening development. Furthermore, the historic core of the property would remain unaffected.

Therefore, whilst I am not entirely convinced that continually adding more mass to facilitate a continued care home use in this listed building is a sustainable way forward given the constraints of the site and its context, the harm to the setting, and hence significance, of the listed building would be considered minor and no objections would be raised from a conservation perspective on this occasion – subject to a materials condition:

- 6.9 **Archaeology** – No objection to either application, subject to conditions. Peartree House (8A Peartree Avenue) was built before 1617. The only archaeological investigation to have taken place in the former grounds of Peartree House is a watching brief on a new extension built immediately south-east of the 17th century house in 2016. Part of the foundation of the house was observed and finds of mid-17th century to 19th century date recovered, however the results were limited. Archaeological remains, if present on the site, would be non-designated heritage assets under the National Planning Policy Framework.

The submitted plans show that the area immediately around the 20th century buildings has been reduced in level. For this reason, consent 16/00009/FUL for a small extension entirely within this reduced area did not require any archaeological conditions. Consent 19/01948/FUL included archaeological conditions for a watching brief, as the proposal was for a larger extension, to be built onto land that was until recently part of the garden of an adjacent property; plans and aerial photographs showed that this garden had not been reduced in level. It is possible that remains associated with the

buildings shown on 19th century maps may survive in the higher area.

Consent 20/01093/FUL also included archaeological conditions for a watching brief, as although the proposed extension was smaller and largely confined within the reduced level area, construction works for the outer walls of the extension and groundworks for a new landscaped garden would have affected the higher area to the north and west. The proposed extension and access area to the north will impinge on the higher area of ground. In addition, groundworks will be required on the higher area for the new landscaped garden, stairs, paths and escape routes. Development here threatens to damage potential archaeological deposits, and an archaeological investigation will be needed to mitigate this.

- 6.10 **Trees** – No objection, subject to conditions. Arboricultural consultants previously undertook testing of the area under the original application ref: 16/00009/FUL, to determine if roots will be harmed. As this was approved in the past and investigated, I see no reason to offer an objection to the proposal. A new arboricultural survey will need to be commissioned and details given regarding tree protection measures and a method statement. Recommend conditions.
- 6.11 **City of Southampton Society** - We have no objections to the either the Full or the Listed Building Consent application.
- 6.12 **Cllr Keogh** – Objection. This development is too close to the properties of nearby residents. The height of the building will mean it will over look nearby gardens and as a result be overshadowing. The site in my opinion is becoming overdeveloped in the areas close to local residential properties. If the application is to be approved I would request that there are no overlooking windows of adjacent properties. This building will increase the noise that local residents are likely to suffer and in a residential area this should be a consideration.

Officer Response

*The proposed extension is to be excavated to sit lower in the ground, so the first floor will appear as single-storey development from neighbouring properties on Peartree Avenue. The separation distance between the proposed extension and the rear elevation of closest neighbour No.18 Peartree Avenue is 23m, exceeding the minimum distance in the Residential Design Guide SPD. The two side-facing windows in the western elevation of the proposed extension are to be obscurely glazed, ensuring no overlooking to neighbouring properties.*

**7.0 Planning Consideration Key Issues**

- 7.1 The key issues for consideration in the determination of this planning application are:
- Design and effect on the character of the listed building and local area;
  - Residential amenity;



- Protected trees; and,
- Parking highways and transport

7.2 Design and effect on character of the Listed Building, its setting and local area.

7.2.1 The main consideration under the application for listed building consent ref: **21/01890/LBC** is the impact of the proposal on the character and significance of the original listed building and its setting, including an assessment of any impact on the historic fabric of the original listed building.

7.2.2 The statutory tests for the proposal, as set out in sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, are: whether the proposal would preserve the building, its setting or, any features of special architectural or historic interest. The NPPF requires the proposal to be assessed in terms of the impact on the significance of the building having regard to:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and;
- The desirability of new development making a positive contribution to local character and distinctiveness.

7.2.3 In accordance with paragraph 189 of the NPPF, an assessment of the significance of the building is set out in the submitted Heritage Statement. The design solution for this proposal includes architectural detailing such as a parapet roof design, string course detailing and rendered finish to the elevations and more traditional window proportions including traditional details such as lintels and cils. This presents a more sympathetic addition to the setting of the host listed building, and a significant improvement in design over the existing utilitarian 1960s structure.

7.2.4 The ridgeline of the new two-storey extension is similar in height to the ridge height of the adjoining dining hall building and would sit below the eave height of the roofscape of the host listed building, given the lowered ground levels. This relationship ensures that the proposed extension remains subservient to the host building. Likewise, it would continue to be visually separated from the main building by the lower height of the intervening development. The proposed addition would not be visible from the main listed building itself and the historic core of the property would remain unaffected.

7.2.5 Given the extent of other modern additions to this property, the proposal is not considered to cause harm to the character of the host Listed Building or its setting. The Historic Environment officer has no objections to the proposal, but has recommended a condition to secure materials to match.

On this basis, in accordance with sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, it is considered that the proposal would preserve the character of the Listed Building and its setting.

7.2.6 In addition, given that the proposal is relatively modest in scale and would not be visible from surrounding public roads, the proposals are not considered to cause harm to the character of the local area.

### 7.3 Residential amenity

7.3.1 The proposal is two-storey in height, however it will be sunken into the site thereby reducing its overall height and resulting in the appearance of single-storey development from neighbouring properties on Peartree Avenue. Given the separation distances of approximately 23m to the rear of the closest neighbouring property No.18 Peartree Avenue and 7.5m and 8m between the proposed extension and the common boundaries with No's 18 and 22 Peartree Avenue respectively, the proposal would not result in significant overbearing or overshadowing impacts for either the immediately neighbouring properties or their gardens.

7.3.2 The two side-facing windows in the north-western elevation of the proposed extension (facing the rear elevations and gardens of Peartree Avenue) are to be obscurely glazed, ensuring no overlooking to neighbouring properties. The separation distance between the proposed extension and the rear elevation of closest neighbour No.18 Peartree Avenue is approximately 23m, exceeding our minimum distance given in the Residential Design Guide SPD, with intervening protected trees. The proposed bedroom windows will be oriented north-east, overlooking only the very ends of neighbouring gardens of No's 20-26 Peartree Avenue. Given the oblique angle of view, and the large separation distances, there will be no direct or harmful overlooking to these properties. The extension will be entirely screened from properties on Sholing Road by the host listed building. As such, the proposal is not considered to result in a loss of privacy for neighbouring residents.

7.3.3 The proposal will result in some increase in existing activity levels in this corner of the site as a result of the relocation of existing bed spaces and the introduction of 2 new bed spaces, however this increase in activity is not considered to be significantly greater than the existing activity in this location. Given the above, the impact of both applications is not considered to have an adverse impact on the residential amenity of neighbouring residents and, therefore, satisfies saved Policy SDP1(i).

### 7.4 Protected Trees

7.4.1 The proposed extension lies close to a group of sycamore trees onsite along the north-western side boundary with No's 16 and 18 Peartree Avenue. These trees are protected by TPO number T2-632 (The Southampton (Peartree House) Tree Preservation Order 2015).

7.4.2 Arboricultural consultants undertook testing of the area under the original 2016 permission for similar extension here in the north-western corner of the site, to determine that the root protection areas of the nearby protected trees will not be harmed. None of the subsequent permissions, nor the current proposal have proposed encroaching any further towards the protected trees than that original permission.

7.4.3 The current applications now propose a replacement two-storey structure with ground excavations, rather than single-storey extensions to the existing 1960s structure, however our Trees Officer is satisfied that a new arboricultural method statement including tree protection measures, along with a condition to ensure there is no storage of chemicals or materials beneath the tree canopies, would be sufficient to ensure these trees remain protected.

#### 7.5 Parking highways and transport

7.5.1 The works mainly provide replacement accommodation with only a net increase of 2 bed spaces overall. The existing site provides at least 20 car parking spaces, which is already in excess of our maximum parking standard of 8 spaces for a nursing home of this size in this location. The additional parking demand generated by a net gain of 2 bed spaces is not considered to be significantly higher than the existing situation.

7.5.2 The proposal would not compromise existing parking, access or visibility for pedestrians or vehicular users and, therefore, highways safety would not be adversely affected.

### 8. Summary

8.1 In summary, unimplemented consents have been granted previously for similar schemes in this same location of the application site. Whilst it is recognised that the proposed two-storey extension has some different impacts to the previously approved schemes, the impact of the works under both current applications are not considered to adversely affect residential amenity, visual amenity or highways safety. Nor is the proposal considered to cause harm to the character and significance of the host listed building and its setting.

### 9. Conclusion

9.1 It is recommended that planning permission be granted for application ref: **21/01889/FUL (Planning Permission)** subject to the conditions set out below.

9.2 It is also recommended that listed building consent be granted for associated application ref: **21/01890/LBC (Listed Building Consent)** subject to the further conditions set out below.

**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. (vv) 6. (a) (b)

Anna Coombes PROW Panel 08.03.2022

**21/01889/FUL (Planning Permission) - PLANNING CONDITIONS to include:**

**01. Full Permission Timing (Performance)**

The development hereby permitted shall begin no 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. Approved Plans (Performance)**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

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

**03. Materials and workmanship to match (Performance)**

The materials, joinery, and workmanship (including all types of finishes), to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture, workmanship and finish of those on the existing admin block and out-rooms.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of preserving the character of the host Listed Building and its setting and the visual amenities of the locality, and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

**04. Landscaping, lighting & means of enclosure detailed plan (Pre-Commencement)**

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; pedestrian access and circulations areas, hard surfacing materials, external lighting, structures;
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iv. 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 and agreed in advance);

- v. details of any proposed boundary treatment, including retaining walls and;
- vi. a landscape management scheme.

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, with the exception of boundary treatment and external lighting which shall be retained as approved for the lifetime of the development.

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.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

#### **05. Arboricultural Method Statement (Pre-Commencement)**

No development shall take place until a site specific Arboricultural Method Statement has been first submitted to and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

- (i) A specification for the location and erection of protective fencing around all vegetation to be retained;
- (ii) Specification for the installation of any additional root protection measures;
- (iii) Specification for the removal of any built structures, including hard surfacing, within protective fencing areas;
- (iv) Specification for the construction of hard surfaces where they impinge on tree roots;
- (v) The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
- (vi) An arboriculture management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
- (vii) Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

The Arboricultural Method Statement shall be fully adhered to throughout the course of the development.

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

#### **06. No Storage Under Tree Canopy (Performance)**

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

Reason: To preserve the said trees in the interests of the visual amenities and character of the locality.

**07. Archaeological evaluation/watching brief investigation (Pre-Commencement)**

No ground disturbance shall take place within the site until the implementation of a programme of archaeological evaluation/watching brief work has been secured in accordance with a written scheme of investigation which has been first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological evaluation/watching brief investigation is initiated at an appropriate point in development procedure.

**08. Archaeological evaluation/watching brief work programme (Performance)**

The developer will secure the completion of the programme of archaeological evaluation/watching work in accordance with the written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the full programme of archaeological evaluation/watching investigation is completed (including reporting and deposition of the site archive).

**09. Site Levels (Pre-Commencement)**

No development shall take place (excluding demolition and site set up) until further details of finished levels have been submitted to and approved in writing by the Local Planning Authority. These details shall include Above Ordnance Datum (AOD) for the proposed finished ground levels across the site, building finished floor levels and building finished eaves and ridge height levels and shall be shown in relation to off-site AOD. The development shall be completed in accordance with these agreed details.

Reason: To ensure that the heights and finished levels of the development are built as agreed in the interests of visual and neighbour amenity.

**10. No Other Windows or Doors (Performance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

### **11. Obscure Glazing (Performance)**

All windows in the side elevations, located at first floor level and above of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

Reason: To protect the amenity and privacy of the adjoining property.

### **12. Hours of work for Demolition / Clearance / Construction (Performance)**

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 to 18:00 hours

Saturdays 09:00 to 13:00 hours

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.

### **13. Unsuspected Contamination (Performance)**

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. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by 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.

## **21/01890/LBC (Listed Building Consent) - PLANNING CONDITIONS to include:**

### **01. Listed Building Consent Timing (Performance)**

The Listed Building consent hereby permitted shall begin no later than three years from the date on which this consent is granted.

Reason: To conform to the requirements of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **02. Approved Plans (Performance)**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

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

### **03. Materials and workmanship to match (Performance)**

The materials, joinery, and workmanship (including all types of finishes), to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture, workmanship and finish of those on the existing admin block and out-rooms.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of preserving the character of the host Listed Building and its setting and the visual amenities of the locality, and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.



**POLICY CONTEXT**

Core Strategy - (as amended 2015)

CS7	Safeguarding Employment Sites
CS13	Fundamentals of Design
CS14	Historic Environment
CS19	Car & Cycle Parking
CS22	Promoting biodiversity and protecting habitats

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP12	Landscape and Biodiversity
SDP16	Noise
SDP17	Lighting
HE3	Listed Buildings
HE6	Archaeological Remains

Supplementary Planning Guidance

Residential Design Guide SPD (2006)

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2021)

**Relevant Planning History**

<b>Case Ref:</b>	<b>Proposal:</b>	<b>Decision:</b>	<b>Date:</b>
1387/P13	Convert to home for 30 elderly residents *Listed building*	Withdrawn	30.01.1970
1465/C1	Extension of Peartree House for use for the purpose of a kitchen and being Stage 1 of the proposals (permitted by the Secretary of State for the Environment).	Conditionally Approved	03.06.1974
1543/CC3	Works of adaptation to Peartree House.	Permitted	05.09.1978
911028/EH	Installation of new doors in porch new window to north elevation and internal alterations.	Consent Given	26.09.1991
960309/EL	General refurbishment in conjunction with continued use as nursing home.	Conditionally Approved	30.05.1996
980823/EL	Internal alterations to infill arched opening between rooms and formation of en suite bathrooms on ground and first floors.	Conditionally Approved	01.10.1998
99/00669/FUL	Construction of a single storey extension to provide 11 bedrooms with ancillary facilities.	Conditionally Approved	11.08.1999
00/00878/FUL	Construction of single storey extension to rear of property to form 11 bedrooms with ancillary facilities.	Conditionally Approved	06.09.2000
01/00668/FUL	Construction of a single storey extension to provide a new therapy room	Conditionally Approved	15.08.2001
01/00669/LBC	Construction of a single storey extension to provide a new therapy room	Conditionally Approved	15.08.2001
01/01030/FUL	Construction of a single storey side extension to form an additional 13 bedrooms	Conditionally Approved	05.11.2001
01/01581/LBC	Construction of a single storey side extension to form an additional 13 bedrooms.	Conditionally Approved	08.02.2002
04/00220/FUL	Single storey extension to day care facilities located to the South East elevation of the building.	Conditionally Approved	20.07.2004
04/00221/LBC	Erection of a single storey addition to extend the existing day room on the South East elevation of the building.	Conditionally Approved	20.07.2004
06/01800/LBC	Resurfacing of driveway.	Withdrawn	13.02.2007
07/01367/FUL	Resurfacing of existing car parking area.	Conditionally Approved	29.10.2007
07/01370/LBC	Listed Building Consent for the resurfacing of existing car park.	Conditionally Approved	29.10.2007

11/01484/LBC	Listed building consent for repairs to external render finish to elevations.	Conditionally Approved	08.11.2011
12/00165/DIS	Application for approval of details reserved by Condition 2 (Paint Details) of listed building consent ref 11/01484/LBC	No Objection	14.03.2012
12/01664/LBC	Listed building consent sought for internal alterations to ground floor including provision of en-suite facilities	Conditionally Approved	07.12.2012
15/00312/FUL	Erection of 2 x single-storey extensions (submitted in conjunction with 15/00367/LBC).	Conditionally Approved	20.04.2015
15/00367/LBC	Listed Building Consent sought for the erection of 2 x single-storey extensions and associated internal alterations (submitted in conjunction with 15/00312/FUL).	Conditionally Approved	20.04.2015
15/01319/DIS	Application for approval of details reserved by conditions 3 (archaeological watching brief investigation), 4 (archaeological watching brief work programme) and 9 (materials) of permission ref 15/00312/FUL for 2 single storey extensions	Split Decision	18.08.2015
15/01347/DIS	Application for approval of details reserved by condition 3 (materials) of listed building consent 15/00367/LBC for 2 single storey extensions	No Objection	17.08.2015
15/01606/FUL	Erection of a single storey extension and infill extension to west facing elevation, with internal alterations (submitted in conjunction with 15/01607/LBC)	Refused	05.10.2015
15/01607/LBC	Listed Building Consent sought for erection of a single storey extension and infill extension to west facing elevation, with internal alterations including removal of partition walls and blocking up of openings (submitted in conjunction with 15/01606/FUL)	Conditionally Approved	05.10.2015
16/00009/FUL	Erection of a single storey extension and infill extension to west facing elevation, with internal alterations (resubmission of 15/01606/FUL)	Conditionally Approved	01.03.2016
19/01948/FUL	Single storey extensions to the north and east of the building (submitted in conjunction with 19/01949/LBC)	Conditionally Approved	15.01.2020
19/01949/LBC	Listed building consent sought for erection of single storey extensions on North and East of building and reconfiguration of internal layout of building (submitted in conjunction with 19/01948/FUL)	Conditionally Approved	15.01.2020
20/01093/FUL	Single storey extension to the north east of the building (submitted in conjunction with	Conditionally Approved	22.10.2020

	20/01094/LBC).		
20/01094/LBC	Listed building consent sought for single storey extension to the north east of the building (submitted in conjunction with 20/01093/FUL).	Conditionally Approved	22.10.2020

## Application 21/01889/FUL & 21/01890/LBC

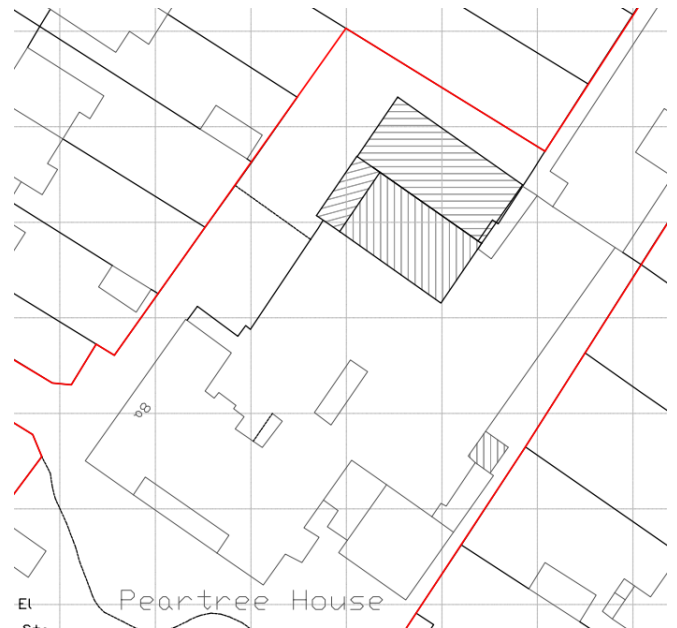
## APPENDIX 3

### Comparison of previously approved schemes

15/01606/FUL (Refused)  
15/01607/LBC (Conditionally Approved)  
16/00009/FUL (Conditionally Approved)



19/01948/FUL (Conditionally Approved)  
19/01949/LBC (Conditionally Approved)



20/01093/FUL (Conditionally Approved)  
20/01094/LBC (Conditionally Approved)



21/01889/FUL Currently proposed  
21/01890/LBC Currently proposed

