

Planning and Rights of Way Panel 29th March 2022
Planning Application Report of the Head of Planning & Economic Development

Application address: 91 Pound Street Southampton			
Proposed development: Change of use from a dwelling house to a 4-bed children's home (C2 use)			
Application number:	21/01632/FUL	Application type:	FUL
Case officer:	Anna Coombes	Public speaking time:	5 minutes
Last date for determination:	05.04.2022 (ETA)	Ward:	Harefield
Reason for Panel Referral:	Five or more letters of objection have been received & referral by Ward Councillor	Ward Councillors:	Cllr Fitzhenry Cllr Laurent Cllr Baillie
Cllr Objections:	Cllr Baillie	Reason:	Noise and disturbance; Parking; Unsuitable for quiet family area
Applicant: Mr Paradzai Chitongo		Agent: None	

Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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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 the National Planning Policy Framework (2021). Policies – CS13, CS16 and CS19 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP5, SDP7, SDP10 and SDP16 of the City of Southampton Local Plan Review (Amended 2015).

Appendix 1	Development Plan Policies
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Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The site comprises a detached two storey dwelling with a small front garden and large rear garden. There is access to the rear garden via a path along the southern side boundary.
- 1.2 There is a small front driveway as a legacy from the original integral garage which was converted into internal accommodation around 2015. The driveway itself is too small to provide an on site parking space.
- 1.3 The application site lies in a predominantly residential area, rated as having high accessibility, close to local services and facilities in Bitterne District Centre 200m to the South of the property and close to local schools and colleges.

2. Proposal and Background

- 2.1 This application seeks permission for the change of use of 91 Pound Street from a Class C3 dwelling into a 4 bedroom Children's Home providing 24 hour care for up to 4 children aged 8 to 17.
- 2.2 The applicant has confirmed that there will be 2 members of staff on site at all times, operating on a shift basis, with additional support from a manager via phone. The looked after children will be supervised at all times when leaving the property.
- 2.3 There are no external changes proposed to the dwelling itself. A bin store and cycle store are proposed within the rear garden. The original proposal included 2 on site parking spaces at an angle to the front of the dwelling. The site plan been amended at the request of our Highways Team to remove both proposed parking spaces and to re-establish the kerb outside the property to provide on street parking.
- 2.4 The original application lacked detail on the floor plans which, whilst sufficient for validation purposes, were insufficient for a determination. A supporting statement describing the proposed operation of the care home and the type of care provided was then submitted by the Applicant in January, along with accurate floor plans and site plans.
- 2.5 More recently the Applicant has updated their supporting statement to clarify that the resident children would be supervised at all times both on and off the property and have removed the two onsite parking spaces from the site plan at the request of the Highways Officer. A new public re-consultation exercise has been undertaken which ends on 28th March. Any comments received between writing this report and the date of the Planning and Rights of Way Panel will be reported to the panel as a verbal update on the evening.

3. Relevant Planning Policy

- 3.1 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.***

3.2 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.

4. **Relevant Planning History**

4.1 There is a very limited planning history for this site with only 2 previous planning consents. In 1987, consent was granted for a “*Roof over walled yard to create single storey extension*” (application: 870001/E refers). In 1989, consent was granted for a “*Single storey rear extension*” (application: 890513/E refers).

5. **Consultation Responses and Notification Representations**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (03.12.2021). At the time of writing the report **37 representations** have been received from surrounding residents.

The following is a summary of the points raised:

5.2 ***Parking –***

- ***The proposed parking spaces will not fit, as the front garden is too small and the dropped kerb is not wide enough to allow access;***
- ***The proposal will exacerbate existing parking and traffic problems with all the visitors listed on the supporting statement;***
- ***Increased parking demand at shift change times;***
- ***Additional possibility of school bus collection for residents;***
- ***Increased on-street parking will block emergency vehicles;***
- ***Pound Street is a no through-road, so increased risk to pedestrians.***

Response

The 2 proposed on site parking spaces have been removed from the plans at the request of our Highways Officer because they agreed that they weren't compliant with standards. The scheme is now 'car free' in the sense that no on-site parking is proposed, whilst recognising that staff will chose to drive to site and park on-street (particularly when undertaking a night shift). A condition is recommended to reinstate the dropped kerb in front of the dwelling to provide one additional on-street parking space. The proposal is in a high accessibility area, close to Bitterne District Centre. The Council's Highways Officer has no objection to the proposal. Parking and highways impacts are discussed in more detail in Section 6 below.

5.3 ***Amenity and Safety –***

- ***Noise and disturbance generated by future residents;***
- ***Potential risk of violent, criminal or anti-social behaviour;***
- ***Impact on the safety of surrounding residents, particularly children and elderly residents;***
- ***Impact on the safety of users of the nearby subway;***

- ***Impact of criminal or anti-social behaviour on nearby businesses;***
- ***The business will attract gangs to the area to prey on the home's clients;***
- ***The Applicant refers to advice for neighbours regarding begging and noise complaints, so must expect these will also be issues for this property.***

Response

There have been many concerns from neighbouring residents for the impact on the character of the area in terms of noise and disturbance and for the safety of nearby residents, particularly in relation to potential disruptive behaviour from residents, and given the more complex behaviours and the older age ranges that are catered for by the Applicant's company on other sites.

In response, the Applicant has now confirmed that the home will care for children aged 8 to 17 only. Future residents of the children's home will be supervised on and off site, at all times, for both the safety of the looked after children themselves and that of neighbouring residents. Safeguarding of these vulnerable children will also be an essential requirement of the home's HMCI (Ofsted) registration to which the children's home will need to comply. This is discussed in more detail in section 6 below. The age range and overall number of children cared for can be controlled via a condition on any consent granted. A further condition can be imposed to ensure that there is adequate on-site management in place to manage the impacts of the proposed use and the behaviour of the children.

5.4 *A window looks directly into the garden of No.93 Pound Street.*

Response

There are no existing or proposed side-facing windows to the northern side elevation of the host dwelling directly facing No.93. Whilst the existing rear-facing bedroom windows may offer some view of neighbouring gardens, this is an existing situation and is a common situation for neighbouring properties. There is an existing obscurely-glazed first floor bathroom window to the southern side elevation, but due to the obscure glazing, this does not result in loss of privacy for neighbouring property No.89 to the South.

5.5 *There is no provision for storage of increased amount of waste, exacerbating existing problems of litter.*

Response

The amended plans clarify the proposed formal bin storage location within the rear garden. There is no increase in the number of bedrooms in the property, so the proposed use as a children's home would not necessarily generate a significantly higher amount of waste than the existing use as a 4 bedroom family home.

5.6 *Lack of Information –*

- ***The application states Children's Home, but the company caters for 16 – 25 year olds who cannot be classed as 'children';***
- ***It is not clear if staff will be on site 24/7;***
- ***Application is deliberately misleading, it is not a Children's Home;***
- ***New details have been submitted deliberately late;***

- ***The change in details suggest the Applicant is trying to jump through loop holes to get permission;***
- ***Discrepancies in the submitted information and on the application form (parking spaces, employment, hours of opening & pre-application advice).***

Response

There was confusion caused initially due to the lack of information about the proposed use on the initial application form. The application form only stated children's home, it did not mention catering for young people aged 16-25. This information was found by members of the public researching the Applicant's company, due to the lack of supporting information provided with the original application.

The Applicant has since confirmed that the proposed use is correct and caters for children aged 8 to 17 and has provided additional details of the level of care and supervision provided and the regulatory requirements. Whilst there has been a delay in submitting this information, and there were some errors or omissions on the initial application form, this does not undermine the application, as sufficient information has subsequently been provided to fully understand the proposed operation. The application deadline has been extended with each additional submission to allow for the necessary public re-consultation on the new details provided, as is appropriate in this situation.

5.7 ***Age Range / Behaviours –***

- ***The site is not appropriate for young people with drug / alcohol addiction, due to proximity of local pub;***
- ***Not suitable for sex offenders given proximity of local schools;***
- ***There is nothing to prevent the Applicant increasing the age range once they gain permission***

Response

Whilst the Applicant's company does cater for young people up to the age of 25 with more complex behavioural issues such as drug and alcohol abuse and sexualised behaviours at other sites, that is only part of the broad range of care services provided by this company; this age / behavioural group are not identified as the proposed end users for this property. HMCI (Ofsted) will require an appropriate location and safeguarding in place for any care home that intends to provide care for vulnerable children. The Applicant has confirmed this children's home will provide 24 hour care and supervision for children aged 8 to 17 with varying social, emotional and behavioural needs. The age range and number of the proposed children in care can be controlled by way of condition on any planning consent granted.

5.8 ***There is a shortage of 4 bed family homes in the city, so loss of this home should be resisted.***

Response

The loss of a family dwelling will be considered in the assessment section below.

5.9 ***The fourth bedroom upstairs is too small.***

Response

This is an existing situation. That said, the smallest box bedroom upstairs is not intended as a bedroom for future residents. It acts as an office / on call rest room for staff and a condition is recommended to secure this as such. The fourth bedroom for resident children is located at ground floor.

- 5.10 ***There have already been tenants staying in the property temporarily and employees on site; The property was temporarily in use as an HMO for 5 nights.***

Response

Concerns over use of the property as an HMO were referred to the Council's Enforcement team for further enquiries. If the Applicant begins the proposed use without first gaining planning consent, they do so at their own risk. This does not necessarily undermine the current application under consideration or warrant planning enforcement action. If permission is granted, the Applicant will have to operate the consented use in accordance with the agreed details and in accordance with any further conditions that are deemed appropriate to control the use.

- 5.11
- ***The property has been acquired into a new Ltd Company, set up for this business venture;***
 - ***The Applicant lives in Kent, so not available to respond to problems on site;***
 - ***It is not clear if the Applicant is running a paid business;***
 - ***The Applicant mentions being commissioned by Southampton City Council, however there is no guarantee of this happening;***
 - ***This application will set a precedent for other applications.***

Response

The way in which the Applicant structures their business assets or company is not a material consideration for this planning application. This application considers the acceptability of the proposed land use, not the merits of the Applicant's business model. The Applicant has confirmed that at least 2 staff will be on site at all times to supervise the residents. This application would not set a precedent, as all applications are considered on their own merits and the particular circumstances of each site.

- 5.12
- ***No alterations are proposed to enable wheelchair access;***
 - ***No mention of the risks of the swimming pool to children and how this affects the level of supervision if one member of staff is busy supervising the pool;***
 - ***No mention of the use of safety glass;***
 - ***The applicant has not yet achieved Ofsted registration, they are only in the process of applying.***

Response

The Applicant is not required to provide wheelchair access, details of the existing swimming pool, details of safety glass, or evidence of their Ofsted registration as part of this application. The Applicant will need to comply with the accessibility, safety and security requirements of HMCI (Ofsted) separately to the planning application process in order to operate as a Children's Home.

- 5.13 ***Neighbour notification letters and site notice were dated 2nd December 2021, but the application was validated on 19th November 2021.***

Response

The delay between validation and the issuing of publicity notices and letters has not prejudiced members of the public, as a full public consultation period was undertaken followed by additional public consultations on later submissions. Further changes have been re-notified and it is clear from the response to this application that the application has been publicised.

- 5.14 ***The proposal would lead to a decrease in property values.***

Response

Whilst the potential impact on the amenity of local residents and the character of the local area are assessed in this report, property values themselves are not a material consideration for a planning application.

Consultation Responses

- 5.15 **SCC Highways** – No objection to the proposed change of use in principle, however the proposed on-site parking spaces are of insufficient size to allow a modern vehicle to park on site without overhanging the pavement and the existing dropped kerb is not wide enough for vehicles to manoeuvre easily into the proposed spaces. The size of the cars shown on the plans are not representative of average domestic size cars. They measure approximately 2.8m which is similar lengths to a smart car. The dimensions on the forecourt therefore are not considered to be able to accommodate 2 vehicles safely.

An application to widen the existing dropped kerb would not be supported, due to the loss of existing on-street parking. Recommend that both on-site parking spaces are removed from the submitted plans and the existing dropped kerb is reinstated to a full height kerb to provide 1 additional on-street parking space.

The proposal is located in a high accessibility area for access to public transport, in close proximity to local amenities in Bitterne District Centre including healthcare providers and schools. The Council's Parking Standards SPD does not specify a maximum parking standard for a children's home. Looking at similar uses, we note that the maximum standard for a nursing home in a high accessibility area is 1 parking space per 10 beds and the maximum standard for a dwelling with 4 bedrooms in a high accessibility area is 2 parking spaces.

It is noted that the supporting statement suggests that staff aside (which is 2 on site at a time), the residents would be vulnerable children within a certain age bracket which are unlikely to be car owners. Therefore when compared to a 5 bed dwelling, the car trips and journeys are not considered to differ significantly. If we can remove the H-bar and reinstate the dropped kerb, we can re-provide an additional parking space on the kerbside. Given the above, we have no objections to the scheme in terms of parking and highway safety.

Officer Response

The Applicant has since provided amended plans to remove the two previously proposed parking spaces, as requested by the Highways Officer.

5.16 **SCC Children's Services - Comments Awaited.**

5.17 **Cllr Baillie, Ward Councillor (summary)** – Referral to Planning Panel due to concerns regarding:
Noise & disturbance; Parking considerations; Unsuitable young people in a quiet residential street which has many young children: such as sex offenders, asylum seekers (as no background known), drug addicts.

5.18 **Cllr Laurent Ward Councillor (summary)** – Emails received from many anxious residents. I am absolutely in agreement; this is a totally unsuitable location for a home for older group of vulnerable and troubled young people potentially 16 -25 years old. This is a quiet residential area. Those with challenging behaviour would without doubt cause problems and distress in such a quiet neighbourhood. I fully support all the comments and points made by Cllr. White.

Officer Response to both Cllr comments

Officers accept that the level of detail initially provided by the applicant to support their planning application was limited. This does not hold up validation and consultation, but has since been corrected by the applicant who has provided clarification on the intended residents of the Children's Home as being children aged 8 to 17 with 24 hour care and supervision. Other concerns of noise, disturbance and parking are discussed further below in Section 6.

6.0 Planning Consideration Key Issues

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

- The principle of development;
- Design and effect on character;
- Residential amenity;
- Parking highways and transport.
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6.2 Principle of Development

6.2.1 Policy CS16 (Housing Mix) of the Core Strategy supports the creation of a mixed and balanced community. It states that there should be "*no net loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss*". However, the policy goes on to qualify that "*In certain instances, the loss of family homes will be acceptable if this delivers other planning objectives*" it also states that the requirement to preserve family homes does not apply to: "*specialist housing schemes entirely comprised of accommodation specifically for senior citizens, supported accommodation for people with disabilities and purpose built student accommodation*". The applicant has explained within their submission that the property would be occupied by vulnerable children who need care and assistance. There is a general need for this type of accommodation within the City and the proposal would provide this accommodation without being in conflict with Policy CS16 of the Core Strategy. As this relates to use of an existing dwelling with no increase in permanent bedspaces, there is no additional impact on the Special Protection Areas of the New Forest or Solent Waters and no further off-site mitigation is, therefore, required.

- 6.2.2 The property can be readily converted back into use as a family dwelling with minimal changes. The proposed change of use is considered acceptable in principle. No external alterations / extensions are proposed.
- 6.2.3 Furthermore, the proposed use would provide an opportunity for vulnerable children to live and receive supervised care in order to grow as part of the local community which promotes a greater diversity of household types as part of the mix and balance of the community. As such, the proposal would be acceptable in principle and meet the exception requirements of Policy CS16. The relevant impacts of the proposal are further assessed below.

6.3 Impact on the character of the local area

- 6.3.1 There are no external alterations proposed to facilitate the change of use and the existing residential layout of the property is retained. The amended plans have removed the two proposed parking spaces to the front of the dwelling, so the small front garden can be retained. In outward appearances there would be minimal change from the existing appearance of the property. In addition the introduction of a small household of this type would not be typically out of character for a community in a suburban residential area. The level of comings and goings for a supervised and well managed children's home are not anticipated to be significantly more harmful than the existing occupation of the property as a 4 bed family home.

6.4 Residential amenity

- 6.4.1 Section 2.2 of the Residential Design Guide SPD (RDG) sets standards to protect the living conditions of the future occupiers to safeguard privacy, natural light and outlook in relation to habitable areas. The children would have access to a private rear garden of approximately 208sqm, which far exceeds the minimum size of 90sqm for a detached dwelling, as set out within Paragraph 2.3.14 of the RDG.
- 6.4.2 In terms of internal living environments, the ground floor provides a bedroom, kitchen, lounge and dining room and bathroom. At first floor there are three further bedrooms for residents, including one with an en-suite bathroom, a shared bathroom and a box bedroom to be used as an office / on call rest room for staff. On this basis the property would provide an adequate internal and external living environment for future occupiers.
- 6.4.3 There would be at least 2 members of staff to provide 24 hour care and supervision for the resident children. The associated shift changes and vehicular movements will not generate an unreasonable level of noise or other nuisance, particularly when compared with the comings and goings associated with a large family dwelling. However, a condition that restricts professional visitors (with the exception to a health emergency) to normal working hours can be imposed to help mitigate potential impacts on neighbouring residents.
- 6.4.4 The nature and scale of the proposed use would not be dissimilar to a large family group. Given the young age of the proposed residents, the staff would act as parent figures or head of the household by supervising and managing the behaviour of the children in their care. The strict safeguarding requirements of HMCI (Ofsted) as the regulatory authority would ensure that the resident children

are supervised at all times and the potential for noise and disruption can therefore be suitably managed.

- 6.4.5 A condition is also recommended to secure a management plan to give further details of the proposed internal and external supervision of the looked after children and for the management of potential sources of noise and disturbance for neighbouring residents. In particular the management plan will identify a point of contact for liaising with neighbours for noise complaints. Notwithstanding, the management plan, neighbour concerns regarding internal noise can be enforced under separate legislation to control statutory noise nuisance, but the Panel's decision should be made on the assumption that residents will behave reasonably.
- 6.4.6 The property has 4 existing large bedrooms, with the potential for a 5th small bedroom in the first floor box room, and therefore could be occupied by a large family e.g. 2 parents and at least 4 children. Whilst there will be movements to and from the property associated with other visitors related to the residents' care plans and their family/friends, these are not considered to be significantly different when compared to a typical large family house of this size. In this instance, the level of trips associated with the modest 4 bedroom children's home use proposed is not considered to cause significantly greater disturbance than the current use as a large C3 family home with at least 4 bedrooms.
- 6.4.8 For the reasons laid out above it is considered that the proposal would have an acceptable impact on the amenities of existing neighbouring residents and would provide a reasonable quality of living environment for the proposed residents.

6.5 Parking highways and transport

- 6.5.1 The site is situated in a sustainable location, close to local facilities in Bitterne District Centre, with a high accessibility rating in terms of access to public transport. The site is within walking distance of local schools, colleges and healthcare facilities.
- 6.5.2 The proposal originally included two angled parking spaces within the front garden of the property. These spaces have since been removed from the plans at the request of SCC Highways Officers, as the spaces were of insufficient size to allow a modern vehicle to park on site without overhanging the pavement and the existing dropped kerb is not wide enough for vehicles to manoeuvre easily into the proposed spaces. A condition is recommended to secure the reinstatement of the existing dropped kerb to a full height kerb to provide a net gain of 1 additional on-street parking space, in line with recommendations from Highway Officers.
- 6.5.3 The Council's Parking Standards SPD does not specify a maximum parking standard for a children's home. Looking at similar uses, the maximum standard for a nursing home in a high accessibility area is 1 parking space per 10 beds and the maximum standard for a dwelling with 4 bedrooms in a high accessibility area is 2 parking spaces. Given the above, and the location of the site in a high accessibility area, in close proximity to Bitterne District Centre, healthcare and schools, SCC Highways Officers have no objections to the scheme in terms of trip generation, parking and highway safety.

- 6.5.4 The supporting statement suggests that, staff aside, the residents would be vulnerable children within a certain age bracket which are unlikely to be car owners. Therefore when compared to a 4/5 bed dwelling, the car trips and journeys are not considered to differ significantly, and may even reduce. By reinstating the dropped kerb, the proposal results in a net gain of 1 additional on-street parking space. Therefore on balance, taking into account the potential parking demand from the existing use as a large family dwelling with at least 4 bedrooms, the proposed 4 bed children's home use would be unlikely to generate a significant increase in parking demand and the application is considered to be acceptable in this regard.
- 6.5.5 The application has proposed locations for refuse and cycle stores to meet the needs of the proposed children's home use. Further details of the precise appearance and specifics of these structures could be secured by a suitable condition.
- 6.5.6 Given the discussions above, the proposal is not considered to cause significant harm in terms of parking amenity or highway safety.

7. Summary

- 7.1 The planning application as originally submitted provided limited information and officer's recognise the anxiety that this will have caused neighbours resulting in significant objection to the application. Amendments and additional information have been sought and re-notified. The proposed children's home use would provide much needed care for vulnerable looked after children, is not considered to have an unacceptable impact on the character and appearance of the area or result in adverse noise and disturbance for neighbouring residents. Furthermore the proposed use would not cause significant harm in terms of parking amenity or highway safety given the existing use.

8. Conclusion

- 8.1 It is recommended that planning permission be granted subject to the 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) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

AC for 29/03/2022 PROW Panel

PLANNING CONDITIONS to include:

01. Full Permission Timing Condition (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

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.

03. Management Plan (Pre-Occupation)

Before the development hereby approved first comes into occupation, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the proposed levels of supervision of residents both on and off-site, and measures to manage the level of noise audible outside the premises. These measures shall include providing contact details of all carers operating on site, and a company representative, to provide liaison with neighbouring dwellings to address noise and disturbance complaints. The operator shall, thereafter, keep these contact details up to date.

Reason: In the interest of the amenities of neighbouring occupiers.

04. Refuse & Recycling and Cycle storage facilities (Pre-Occupation)

Before the development hereby approved first comes into occupation, details of storage for refuse and recycling, and secure and covered storage for bicycles, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties, in the interests of highway safety and to encourage cycling as an alternative form of transport.

05. Restricted Use (Performance)

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be used only for the purposes indicated in the submitted details and not for any other purpose, including any other use within Use Class C2.

Reason: In the interest of the amenities of neighbouring occupiers and highways safety.

06. Visiting Hours (Performance)

With the exception of the 2 night shift care staff, or in the event of a health emergency, professional visitors in relation to the care and wellbeing of the residents shall not visit the property outside the hours of 08:00 to 18:00 each day.

Reason: In the interest of the amenities of neighbouring occupiers.

07. Maximum Occupants, Age Range and Vehicle Ownership (Performance)

Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be occupied by a maximum of 4 residents within the age range of 8 to 17 years old. The 4 residents shall not have access to a private car or van for their own personal use whilst living at the property.

Reason: In the interest of the amenities of neighbouring occupiers, the prevention of overspill parking and highways safety.

08. Retention of communal spaces (Performance)

The rooms labelled kitchen, lounge and dining room shown on the plans hereby approved shall be retained for use by all of the occupants of the children's home for

communal purposes only for the duration of the use.

Reason: To ensure that suitable communal facilities are provided for the residents.

09. Staff Office (Performance)

The smallest box bedroom at first floor in the north-western corner of the property shall only be used as an office / on call rest room for staff. It shall at no time be used as a bedroom for resident children for the duration of the children's home use hereby approved.

Reason: To ensure bedrooms are of sufficient quality for residents of the children's home.

10. Retention of Front Boundary Wall (Performance)

The existing brick front boundary wall shall be retained in situ for the life of the duration of the children's home use hereby approved.

Reason: In the interests of visual amenity and highway safety.

11. Reinstatement of Dropped Kerb (Performance)

Within 3 months of the first occupation of the children's home use hereby approved, the existing dropped kerb immediately to the front of No.91 Pound Street shall be reinstated to a full height kerb.

Reason: In the interests of local parking amenity and highway safety.

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS19	Car & Cycle Parking

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
SDP10	Safety & Security
H6	Housing Retention
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide SPD (2006)

Parking Standards SPD (2011)

Other Relevant Guidance

The National Planning Policy Framework (2021)