

Relevant Planning History

14/00263/FUL - Redevelopment of the site. Demolition of the existing building and erection of a 3 storey building to provide 11 flats (8 x 1-bedroom 3 x 2-bedroom) with associated parking and other facilities.

REFUSAL REASON - Overdevelopment of the site

By reason of the proposed residential density, footprint of the residential building and its bulk, scale and mass, the scheme is judged to be out of context and character with the immediate area taking into account neighbouring development and represents an over-intensive and un-neighbourly form of development which would also create an unacceptable residential environment. In particular the development is considered unacceptable due to the following design issues:

- i) The close proximity of the proposed building to 6 Park Road results in an unreasonable relationship which would create an overbearing and over dominant development when viewed from the amenity space of 6 Park Road.
- ii) The position of habitable room windows in the south and east sides of the proposed building would lead to overlooking of neighbouring garden space.
- iii) The separation distance between habitable room windows in the rear elevation of the proposed building and those serving properties on Dymott Close would harm privacy currently enjoyed by neighbouring occupants.
- iv) The proposed footprint of the building and layout on the site does not reflect the established residential character of the area and results in garden space that is not fit for its intended purpose.
- v) The primary access point to the block will not be on the front elevation of the building which would be to the detriment of the character and appearance of the building in the street scene.
- vi) Insufficient defensible space in front of habitable room windows at ground floor level will result in a poor residential environment for the occupants of the ground floor flats through inadequate privacy. Front facing habitable room windows are proposed to be directly adjacent to the vehicular parking spaces and as such in the absence of defensible space in front of them, occupiers of those flats will suffer from lack of sufficient privacy and from the impact of vehicular movements in particular headlights and noise.
- vii) Boundary treatment positioned on the front building line of the property and used to separate the private garden from the frontage is contrived and would harm the character of the street scene.

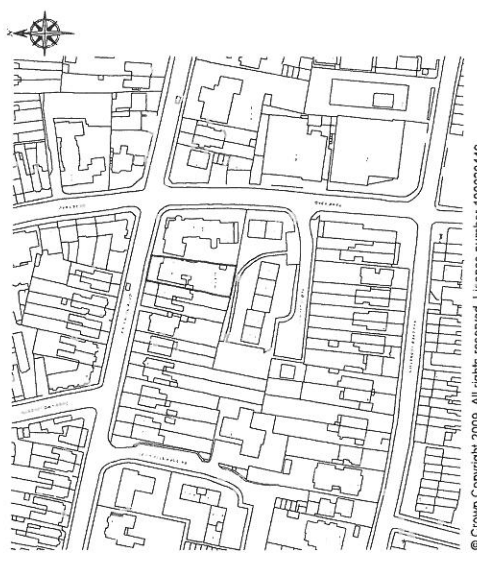
The proposal is therefore contrary to 'saved' policies SDP1 (i), SDP7 (i) (v), SDP9 (i) (v) and H2 (iii) of the City of Southampton Local Plan Review (March 2006) and Policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the guidance as set out in the Council's approved Residential Design Guide SPD (September 2006) namely, sections 3.2.2, 3.2.4, 3.2.5, 3.7.1, 3.8.8, 3.9.1, 3.10.24,, 4.4.1, 4.4.3, 4.4.4.

Reason for Refusal - Lack of Section 106 agreement to secure planning obligations.

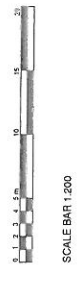
In the absence of a Section 106 agreement the development fails to mitigate its impact in the following areas:

- i. Financial contributions towards site specific transport improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- ii. The provision of affordable housing in accordance with Policy CS15 of the Core Strategy.
- iii. The lack of control on future residents obtaining parking permits to the Council's Controlled Parking Zones.
- iv. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- v. Contributions towards the Carbon Offset Fund as required by Policy CS20 of the Core Strategy.

APP 2A



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 LOCATION PLAN
 (1:1250)



x 44.99 EXISTING GROUND LEVELS

15.75 PROPOSED GROUND LEVELS



INDICATIVE PROPOSED PLANTING

PLANNING	
1	APPROVED
2	APPROVED
3	APPROVED
4	APPROVED

ASCOT DESIGN
 Architecture
 Building House 2001 1190 Street View Architects 6LS 2NY
 16 Glen Road, Killybeggs, Belfast BT10 6AA
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KOSSWAY AUTOMATICS

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 WATERLOO ROAD, SOUTHAMPTON

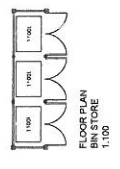
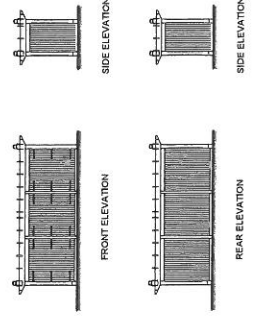
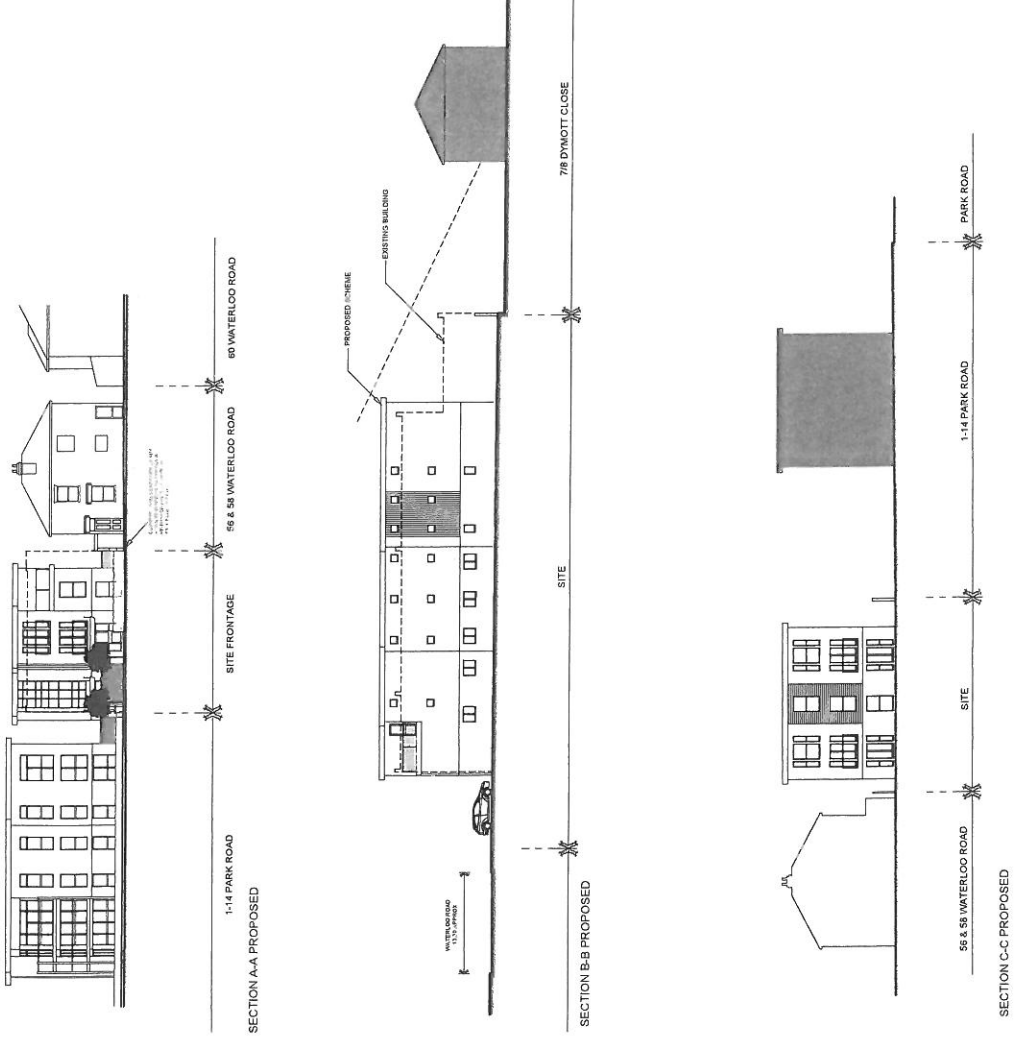
SITE LAYOUT & LOCATION PLAN

1:200 @ A1 JAN 14

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APP 2 B.



SCALE BAR 1:200

PLANNING	ASCOT DESIGN Architecture
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KOSSWAY AUTOMATICS	
FREEMANTLE SOCIAL CLUB WATERLOO ROAD, SOUTHAMPTON	
STREET SCENE, SITE SECTION AND BIN STORE	
1:1000 & 1:200 @ A1	JAN 14
13 - P888 - 13	A
This drawing is for information and does not constitute a contract.	