

Relevant Planning History

07/01384/FUL

Refused 25.10.07

Erection of a two-storey rear extension to create an additional 2 x two-bed dwellings with associated parking and storage

Refusal reasons:

01. The proposed development is considered to be an overdevelopment of the site as it will erode the existing character of the locality, by reason of the reduction in spacing around the building and the introduction of a large two-storey attached building into the rear garden and its inconsistency with the existing layout of buildings and gardens within the surrounding area. This will set an undesirable precedent within the locality. The development proposal would thereby prove contrary to the provisions of policies SDP1, SDP7, SDP9, H2, and H7 of the adopted City of Southampton Local Plan Review (March 2006) and paragraphs 3.9.1 and 3.9.2 of the Council's approved Residential Design Guide SPG (2006).

02. The proposed development, by reason of its height to eaves and ridge and proximity to the northern boundary, represents an unduly dominant form of development that would appear oppressive and overbearing when viewed from the adjoining property at No. 22 Caxton Avenue. This effect would be exacerbated by additional overshadowing that would occur during the afternoon. The development would thereby prove contrary to the provisions of policies SDP1, SDP7, SDP9, H2 and H7 of the adopter City of Southampton Local Plan Review (March 2006) and paragraphs 2.2.1, 2.2.18, 2.2.19, 2.2.20, 2.2.21 of the Council's approved Residential Design Guide SPG (2006).

03. The proposed car parking area to the front of the existing bungalow is considered to compromise highway and pedestrian safety by reason of poor visibility due to the deep incline as vehicles exit into the turning area within Caxton Avenue. The development proposal is thereby contrary to policies SDP1 and T12 of the City of Southampton Local Plan Review (2006) as supported by the relevant section of the Council's approved Residential Design Guide SPG (2006)

04. The proposed development would result in the loss of private amenity space for the existing family dwellinghouse and does not provide adequate private amenity space that is fit for the intended purpose to serve the development as a whole, to the detriment of the character of the surrounding area and the residential environment of existing and/or future occupants. The proposal would thereby prove contrary to the provisions of Policies Policy SDP1 and H7 of the City of Southampton Local Plan Review (2006) and paragraphs 2.3.14 and section 4.4 of the Council's approved Residential Design Guide SPD (2006).

10/00254/FUL

Refused

04.05.10

Demolition of existing bungalow and erection of a three-storey building to provide 1 x two-bed flat and 2 x three-bed flats.

Refusal reasons:

01. Impact on Residential Amenity

The proposed development by reason of its degree of rearward projection and height when compared with the existing building on site, would have a harmful impact on the amenities of the occupiers of neighbouring properties. In particular, the proposal would create a sense of enclosure from a bedroom in 21 Caxton Avenue which is served solely by a window in the north side elevation of the property. The proposal would thereby prove contrary to the provisions of policy CS13 of the adopted Southampton Local Development Framework Core Strategy Development Plan Document (January 2010) and policies SDP1, SDP7 and SDP9 of the adopted City of Southampton Local Plan Review (March 2006) and as supported by The Residential Design Guide Supplementary Planning Document (September 2006) (with specific reference to paragraphs 2.2.1 to 2.2.9).

02. Residential Environment

The 3 bedroom accommodation within the proposed development would not provide genuine family housing, as defined by local planning policy, since they would not benefit from direct access to private amenity space which is fit for purpose. With the loss of the existing family dwelling on site the proposal would not, therefore, contribute towards a mixed and balanced community or assist the Council with its current housing needs as required by policy CS16 of the adopted Southampton Local Development Framework Core Strategy Development Plan Document (January 2010) and will result in a net loss of family housing.

03. Parking and Access

The two parking spaces to the front of the property are not shown to be sufficient size. The Local Planning Authority is not satisfied that the two car parking spaces can be provided in the location shown whilst enabling an adequate pedestrian access to the building and the cycle and refuse stores. As such the proposal would not be in accordance with policies CS13, CS18 and CS19 of the adopted Southampton Local Development Framework Core Strategy Development Plan Document (January 2010) and policies SDP1, SDP4 and SDP5 of the adopted City of Southampton Local Plan Review (2006) and as supported by section 5 of the Council's approved Residential Design Guide Supplementary Planning Document (September 2006).

04. Location of Cycle and Refuse Storage

The movement of cycles and refuse containers from the storage which serves the lower ground floor flat to the public highway would be via a flight of steps. This would not be convenient for occupants of the flat and would therefore fail to promote cycling as a sustainable mode of travel to the private car and result in refuse containers being stored on the property frontage which would have a harmful impact on the visual amenity of the street and could further hinder access to the building. The proposal would thereby prove contrary to policies of CS13 of the Southampton Local Development Framework Core Strategy Development Plan Document

(January 2010) and policies SDP1 and SDP4 of the adopted City of Southampton Local Plan Review (September 2006) and as supported by paragraphs 5.3.1 to 5.3.4 and section 9 of the Council's approved Residential Design Guide Supplementary Planning Document (September 2006).

05. Overdevelopment

The design concerns raised in the above reasons for refusal are symptomatic of a site overdevelopment and, additionally, the proposed layout results in an excessive site coverage (by buildings and hardstanding - including the existing parking area) when compared to the existing building and the character of the existing pattern of development along Caxton Avenue. The development is, therefore, considered as contrary to the provisions of policy CS13 of the adopted Southampton Local Development Framework Core Strategy Development Plan Document (January 2010) and policies SDP7 and SDP9 of the adopted City of Southampton Local Plan Review (March 2006) as supported by relevant sections of the Council's approved Residential Design Guide Supplementary Planning Document (September 2006) (with specific reference to section 3.9).

11/00336/FUL

Refused and Appeal

Dismissed

Demolition of existing bungalow and erection of a three storey building to provide 1x two bedroom flat and 2x three bed flat (resubmission)

Refusal reason:

01. Overdevelopment of the site

The proposal would represent an overdevelopment of the site and thereby appear out of keeping with the area by reason of the height of the building, the crowded frontage of the property on refuse collection days, the use of garden land for development, where the priority for development is previously developed land and the stepped access to the basement flat. The proposal would thereby prove contrary to the provisions of policy CS13 of the Southampton Local Development Framework Core Strategy Development Plan Document (January 2010), saved policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and as supported by the Residential Design Guide Supplementary Planning Document (September 2006) with specific reference to part 3 and part 9.