

PLANNING HISTORY

05/00101/OUT

Withdrawn

26.04.2005

Erection of a two storey block comprising 15 flats (6 x 2 bed, 8 x 1 bed and 1 x studio) with associated car-parking (outline application for means of access, siting and external appearance)

218-220 Warren Avenue

01/01488/FUL

Conditionally Approved

18.07.2002

Demolition of 218 Warren Avenue and two storey extension to 220 Warren Avenue to erect two self-contained flats

08/00095/FUL

Conditionally Approved

27.11.2008

Redevelopment of the site. Erection of a part two-storey, part three-storey building to provide 14 flats (8 x 1 bedroom, 6 x 2 bedroom flats) with associated parking and vehicular access from Warren Avenue.

10/00253/FUL

Refused

04.05.2010

Redevelopment of the site to form 14 flats including a variation of planning permission 08/00095/FUL relating to access width to proposed development - Description of Development amended following validation.

REASON FOR REFUSAL

01.REFUSAL REASON – Highway Safety

The requirement for an access of no less than 3.1 metres in width to serve the development approved by application 08/00095/FUL is necessary to provide safe and convenient access to the residential development. An access width of less than 3.1 metres would not enable safe or convenient access for all, and in particular for wheelchair users, and would thereby fail to encourage use of alternative modes of transport to the private car. The proposal would thereby prove contrary to the provisions of policy CS13 of the Southampton Local Development Framework Core Strategy Development Plan Document and policies SDP1, SDP4 and SDP11 of the City of Southampton Local Plan (2006) and as supported by the Residential Design Guide Supplementary Planning Document (with specific reference to paragraphs 5.1.3 and 5.1.16 to 5.1.17).

02.REFUSAL REASON - Code for Sustainable Homes and Climate Change

In the absence of any commitment to the Code for Sustainable Homes, an improvement of energy and water efficiency, sustainable urban drainage and a low carbon development the application has failed to demonstrate that it can satisfy the requirements of the adopted LDF Core Strategy Policy CS20 as supported by Part 7 of the Council's approved Residential Design Guide SPD (2006) which seek to contribute towards tackling climate change as required by the Council's Climate Change Strategy (2004) and PPS1.

03. REFUSAL REASON - Family Housing

In the absence of either a development that includes any family housing (with 3 bedrooms and access to private amenity space) or further justification for a lack of such provision the scheme fails to assist the Council in meeting its current housing needs, particularly for families and, notwithstanding the permission for a mix of 1 and 2 bed flats, the current scheme has now been assessed as contrary to Policy CS16 of the Council's adopted Local Development Framework Core Strategy (January 2010).

04. REFUSAL REASON - Direct Impacts

In the absence of a completed S.106 Legal Agreement or Unilateral Undertaking the proposal fails to mitigate against its direct impacts and does not, therefore, satisfy the provisions of Policy CS25 (The Delivery of Infrastructure) of the Council's adopted LDF Core Strategy (January 2010) as supported by the Council's Supplementary Planning Guidance on Planning Obligations (August 2005 as amended) in the following ways:-

- (a) Measures to satisfy the public open space requirements (including play space, open space and sports pitches) of the development have not been secured. As such the development is also contrary to the adopted City of Southampton Local Plan Review (March 2006) Policy CLT5 as supported by Policy CS21 of the adopted LDF Core Strategy (2010);
- (b) Notwithstanding the previous permission the development now triggers the need for an affordable housing contribution and without such a commitment the scheme fails to assist the City with its current housing needs issues and, as such, is contrary to Policy CS15 of the Council's adopted LDF Core Strategy (January 2010);
- (c) Measures to support sustainable modes of transport, the strategic highway network, and site specific highway requirements (such as necessary improvements to public transport facilities, the offering of sustainable travel vouchers and alterations to pavements in the vicinity of the site) have not been secured contrary to the adopted City of Southampton Local Plan Review (March 2006) Policy SDP1 as supported by policies CS18 and CS25 of the Council's adopted LDF Core Strategy (January 2010);
- (d) In the absence of a commitment to undertaking an off-site highway condition survey (as previously secured) the development fails to explain how its impacts will be managed both during and after the construction phase.
- (e) In the absence of a slope stability report (as previously secured) the application fails to provide sufficient detail regarding its structural design to enable the safe development of this site.
- (f) In the absence of a refuse management plan (as previously secured) the scheme fails to explain how refuse will be collected from the site on collection day.
- (g) In the absence of an amended access width restriction the development fails to secure a safe access that is fit for its intended purpose (see also the first reason for refusal).

Note to Applicant:

This final reason for refusal could be overcome following the submission of an acceptable proposal and the completion of a S.106 legal agreement which address each of the above points.

12/01923/OUT

Refused and dismissed at Appeal 19.08.2013

Redevelopment of the site. Erection of a new building to provide 14 flats (7 x two-bedroom, 5 x three-bedroom and 2 x four-bedroom) with access from Warren Avenue (Outline application seeking approval for Access, Appearance and Layout).

REASON FOR REFUSAL

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- (g) In the absence of an amended access width restriction the development fails to secure a safe access that is fit for its intended purpose (see also the first reason for refusal).