

## Site and adjacent site history

### Site history

#### 08/00610/FUL

**Refused 22.07.2008**

Erection of a new building (two-storeys plus additional accommodation in the roof space) to provide 12 x two bedroom flats with associated parking and vehicular access from Hawswater Close

#### 0.1 Inappropriate massing and bulk

The proposed building, by reason of its massing and bulk is considered to be widely divergent from the character of buildings in the surrounding area. As such, the proposed development is considered to be contrary to Policies SDP1 (ii - in particular the guidance of paragraphs 3.7.7-3.7.8 and 3.9.5 of the Residential Design Guide [September 2006]), SDP7 (iii), SDP9 (i) and H7 (i)/(ii)/(iii) of the City of Southampton Local Plan Review (March 2006).

#### 0.2 Failure to secure planning obligations

The proposal fails to satisfy the provisions of Policy IMP1 of the City of Southampton Local Plan Review (March 2006) and the Council's Supplementary Planning Guidance on planning obligations by not securing the following:

- a) measures to support sustainable modes of transport such as necessary improvements to public transport facilities and footways within the vicinity of the site;
- b) measures to support strategic transport initiatives;
- c) the provision of public space and children's play space to serve the needs of the development as required by Policies CLT5 and CLT6 of the City of Southampton Local Plan Review (March 2006); and,
- d) a commitment to repairing any damage to the public highway attributable to the build process.

#### 07/01304/FUL

**Refused 06.12.2007**

Redevelopment of the site. Demolition of 19 Crabwood Road and erection of a part two-storey, part three-storey building to provide 14 x two-bedroom flats with associated parking and access arrangements to the rear of 19-23 Crabwood Road.

#### 0.1 Inappropriate massing, bulk and scale

The proposed building, by reason of its massing, bulk and scale is considered to be widely divergent from the character of buildings in the surrounding area. As such, the proposed development is considered to be contrary to the following policies of the Development Plan:-

Hampshire County Structure Plan 1996-2011 (Review)(2000)  
UB3

City of Southampton Local Plan Review (March 2006)  
SDP1 (ii - in particular the guidance of paragraphs 3.7.7-3.7.8 and 3.9.5 of the Residential Design Guide [September 2006]), SDP7 (iii)/(iv), SDP9 (i), H2 (i) and H7 (i)/(ii)/(iii).

#### 0.2 Unacceptable access

The autotracking diagram shows that a refuse cart would pass too close to the proposed building, thereby risking damage to the building and an unacceptable danger to occupants of the building. As such, this deficiency in vehicular access is considered to be contrary to Policies SDP1 (i - particularly the guidance of paragraphs 5.1.14-5.1.15 of the Residential Design Guide [September 2006]) and SDP3 of the City of Southampton Local Plan Review (March 2006).

#### 0.3 Impact on land stability not adequately scoped out

Notwithstanding the submitted levels details and the written undertaking of the possibility of retaining the foundations of 19 Crabwood Road in situ in the agent's e-mail of 12 November 2007, insufficient information regarding land stability has been submitted. In particular, the impact of site regrading on the structural integrity of adjoining properties has not been adequately scoped out within a construction method statement. As such, the proposals could be likely to prove contrary to the general guidance of Planning Policy Guidance Note 14 and Policies SDP1 (i) and SDP23 of the City of Southampton Local Plan Review (March 2006).

#### 0.4 Surface water drainage

Notwithstanding the late submission of information regarding the proposed sustainable urban drainage system, the Local Planning Authority has not had the opportunity to re-consult as to the efficacy of such a solution. Also, given the extent of regrading works shown on the sectional drawing, the Local Planning Authority remains concerned that surface water run-off from the building and extensive hard surfacing could lead to problems of off-site flooding of neighbouring properties, especially in exceptional storm event conditions. As such, the proposals are considered likely to be contrary to Policies SDP1 (i), SDP20 (i) and H2 (iii) of the City of Southampton Local Plan Review (March 2006).

#### 0.5 Failure to secure planning obligations

The proposal fails to satisfy the provisions of Policy IMP1 of the City of Southampton Local Plan Review (March 2006) and the Council's Supplementary Planning Guidance on planning obligations by not securing the following :

- a) measures to support sustainable modes of transport such as necessary improvements to public transport facilities and footways within the vicinity of the site;
- b) measures to support strategic transport initiatives;
- c) the provision of public space and children's play space to serve the needs of the development as required by Policies CLT5 and CLT6 of the City of Southampton Local Plan Review (March 2006); and,
- d) a commitment to repairing any damage to the public highway attributable to the build process.

**Adjacent site history – Rear of 15 -17 Crabwood Road**

**960373/W**

**Conditionally Approved 05.06.1996**

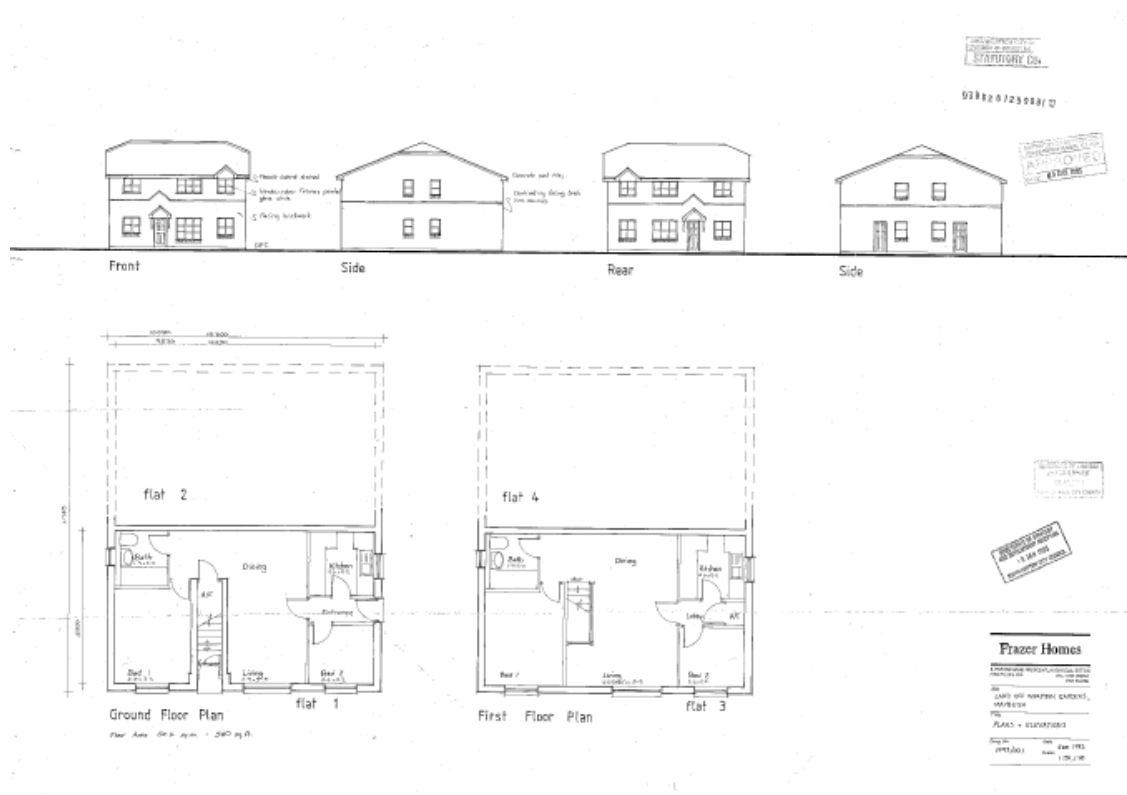
Retention of realigned road

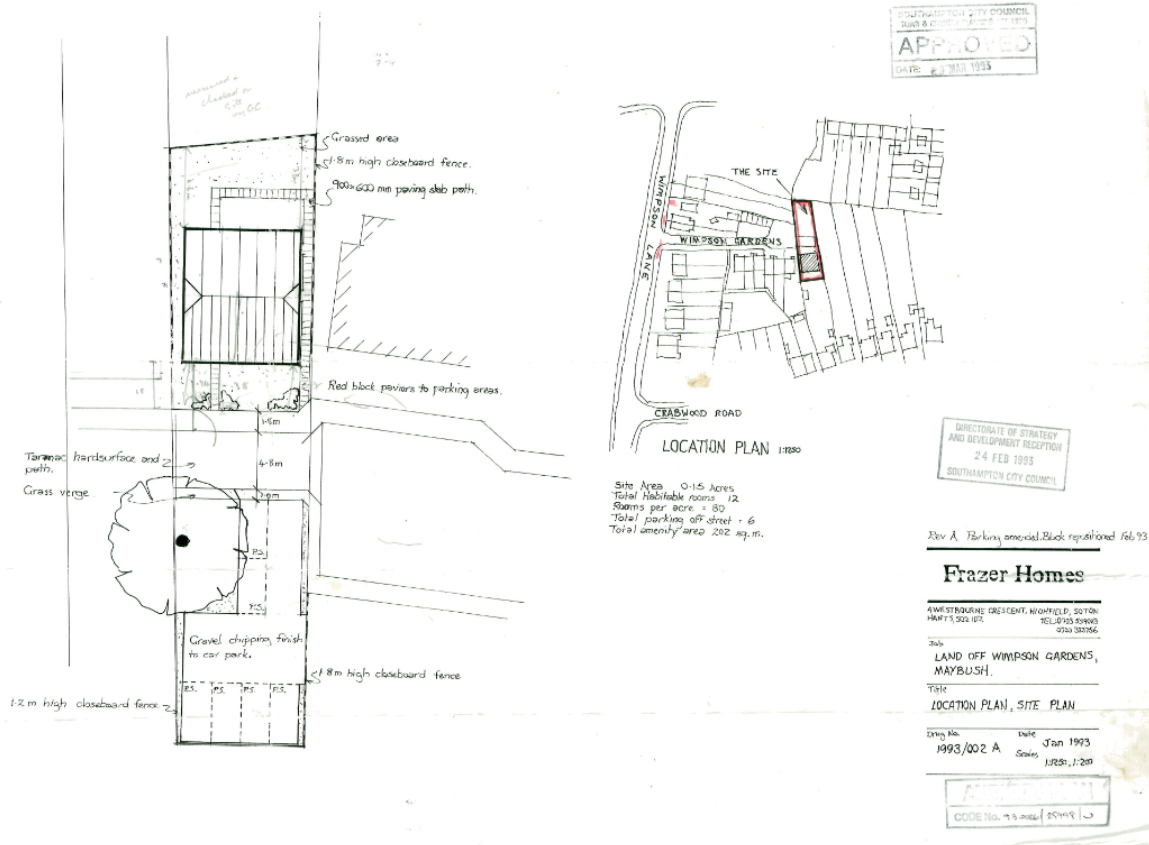
**Rear of 15 Crabwood Road known as 7-10 Wimpson Gardens**

**930026/W**

**Conditionally Approved 10.03.1993**

Development of the site by the erection of a 2 storey block of 4 no 2 bed flats and associated car parking



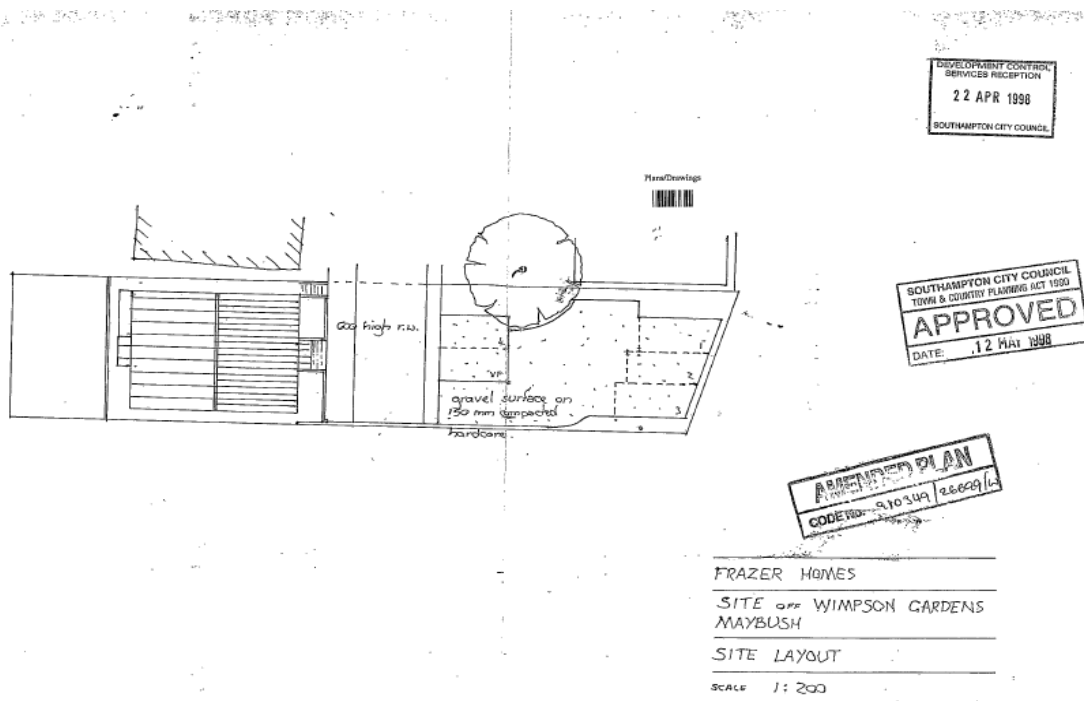


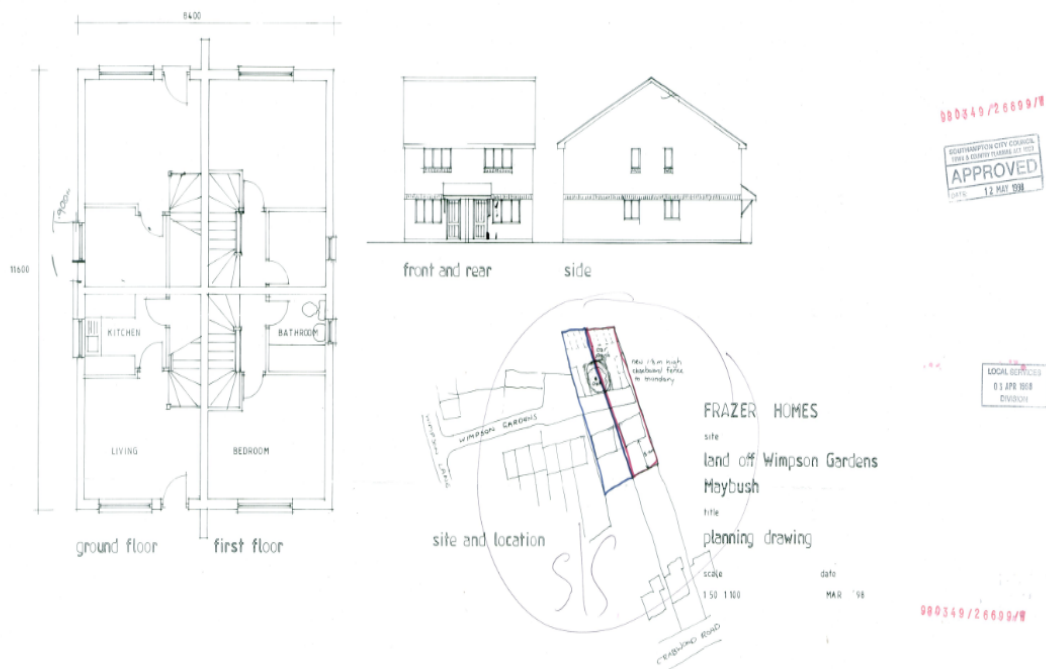
Rear of 17 Crabwood Road know as 11-14 Wimpson Gardens

980349/W

Conditionally Approved 19.06.1998

Development of the site by the construction of 4 no. One bed dwelling houses





**980115/W**

**Conditionally Approved 18.05.1998**

Re-development of the site by the erection of a 2 storey block of 4 x 1 bed flats with associated access and car parking – renewal of planning permission 941212/26699/w

**941212/W**

**Conditionally Approved 16.02.1995**

Development of the land by the erection of a block of 4 1-bed flats.