

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 24th May 2011
Planning Application report of the Planning and Development Manager

Application address: 23 Caxton Avenue			
Proposed development: Demolition of existing bungalow and erection of a three storey building to provide 1x two bedroom flat and 2 x three bed flat (resubmission)			
Application number	11/00336/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	21.04.11	Ward	Bitterne
Reason for Panel Referral:	Referred by Ward Councillors Fuller and Letts	Ward Councillors	Cllr Fuller Cllr Stevens Cllr Letts

Applicant: Mr George Hatchard	Agent: Design ACB
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 24.05.11 do not have sufficient weight to justify a refusal of the application. The proposal has addressed the previous reasons for refusal and where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted having account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. National Planning Guidance contained within PPS1 (Delivering Sustainable Development), PPS3 (Housing 2010) and PPG13 (Transport 2011) are also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies	2	Planning History

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site contains a detached, single storey dwelling which is currently vacant. Last year, demolition works commenced on the property and the roof was removed. There is a significant change in levels between the front and the rear of the site and other properties within the street have taken advantage of this to create two-storey extensions at the rear. Beyond the rear boundary of the site are allotments.
- 1.2 The property is located within a residential cul-de-sac of similar style properties and the surrounding area is suburban in character.

2. Proposal

- 2.1 The application seeks planning permission to demolish the existing property and erect a three-storey building comprising 1 x two bedroom flat and 2 x 3 bedroom flats. The proposed building would have a two-storey form when viewed from Caxton Avenue, albeit with accommodation in the roof space and the scheme takes advantage of the change in levels across the site to achieve an additional basement level of accommodation to the rear of the site. The building would have a contemporary appearance with a double gabled design and staggered building line. The elevations would be finished with a grey cladding system and timber panelling.
- 2.2 The two, three bedroom units are comprised of split level accommodation; both flats are accessed at ground floor level from the front of the building, with living space on the ground floor and bedrooms above. The two-bedroom flat would be located within the lower-ground floor and access to this unit would be in the rear of the building.
- 2.3 Approximately 153 sq.m of communal amenity space would be provided to the rear of the site and all flats would also have access to private inset balconies.
- 2.4 Two off-road car parking spaces are provided to the front of the building with a level approach at street level. Purpose built cycle and refuse storage has been integrated into the design of the proposal.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The application site is not allocated in the current development plan. The Council’s usual requirements for achieving context-sensitive residential design as required by Core Strategy policy CS13 and policies SDP1, SDP7 and SDP9 of the Local Plan are applicable. Applications for new residential dwellings are expected to meet high sustainable construction standards in accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 On June 9th 2010 private residential gardens were excluded from the definition of Previously Developed Land (PDL) in the Government’s Planning Policy Statement

on Housing (PPS3). Also, the requirement to achieve a minimum density of at least 30 dwellings per hectare was removed.

- 3.4 The revised PPS3 maintains that the priority for development should be PDL (Paragraph 36 refers).
- 3.5 The adopted Core Strategy (in Policy CS4 Housing Delivery) indicates that 16,300 additional homes will be provided over the plan period, with 5,750 homes to be provided on allocated and identified sites between April 2009 and March 2014. The figures demonstrate that the city has a housing supply from identified sites sufficient to meet requirements until and beyond 2018/19, without reliance on windfall sites. The change to the definition of PDL, and the Council's current predicted supply, means that the principle of development will now be an issue for new windfall proposals for housing units to be built entirely on private residential gardens (often termed "garden grab").
- 3.6 That said, the revised PPS3 maintains that the planning system should provide "*a flexible, responsive supply of land that is managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate*" (Paragraph 10 refers). The national annual target that "*at least 60 per cent of new housing should be provided on previously developed land*" remains, suggesting that residential development can still take place on other land subject to the local circumstances of each site involved.
- 3.7 It is the view of the Council's Planning Policy Team that the recent changes to PPS3, along with the removal of the national indicative minimum density standards, are not intended to stop all development on private residential gardens. Instead it allows Councils greater powers to resist such development where there is a demonstrable harm to the character and appearance of an area. The judgement as to whether such proposals are acceptable will need to consider, amongst other factors:
- the loss of private residential garden land;
 - the contribution the land currently makes to the character of the area;
 - the impact on the defined character of the area; and,
 - the contribution that the scheme makes to meeting housing need.
- 3.8 The revised PPS3 maintains that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted (Paragraph 13 refers).

4. Relevant Planning History

- 4.1 The proposal is a resubmission of refused application 10/00254/FUL which also sought the redevelopment of the site to provide 1 x two bedroom flat and 2 x 3 bedroom flats. The agent has engaged in pre-application discussions with officers to try and overcome the reasons for refusal. The key differences between the two schemes are listed as follows:
- The depth of the building has been reduced by one metre to improve the relationship with the neighbouring property at 21 Caxton Avenue;
 - The layout has been altered with the entrances to the building relocated away from the boundaries with the neighbouring properties;

- The layout of the front parking area has been amended to include a pedestrian access to the building and to introduce soft landscaping to the frontage;
- An area of hardstanding has been removed from the rear of the site to improve the amount of amenity space proposed and;
- Further soft landscaping has been introduced throughout the site.

4.2 There has also been one other previous planning application in 2007 which looked to extend the existing property to provide two additional dwellings on the site. The details of these applications are set out in **Appendix 2**.

5. Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application, a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (03.03.11). At the time of writing the report **23** representations have been received from surrounding residents including objections from two of the local ward councillors. The following is a summary of the points raised:

5.2 ***The proposal has insufficient car parking proposed which would lead to overspill car parking on the already congested road and the turning circle. The frontage of the site cannot accommodate the two car parking spaces as shown***

Response

The proposal provides the maximum number of car parking spaces permitted in this location. Whilst two vehicles could not pass one another at the site entrance, there is sufficient space to accommodate both parking spaces on the property frontage and allow for pedestrian access between the parking spaces. The proposed parking and access arrangements are therefore considered to be acceptable, and accords with current standards.

5.3 ***The proposal is an over-development of the site***

Response

The level of residential density at 75 dwellings per hectare accords with the density range recommended by the Core Strategy for this location. The level of amenity space to serve the proposed flats is more than double the minimum amenity space standards. Furthermore, parking, access, landscaping and the relevant storage is accommodated in the proposal. It is therefore considered that the level of development proposed is acceptable. The development does exceed 50% of the site area contrary to paragraph 3.9.2 of the Residential Design Guide, however as discussed in paragraph 6.3.2 below, it is difficult to conclude that this in itself is harmful.

5.4 ***The proposed building would be out of keeping with the existing properties within Caxton Avenue***

Response

The proposed development has been designed to respond to the existing context in a contemporary manner and this approach is supported by the Residential Design Guide. The design of the proposed building in relation to the site's context is discussed in more detail at 6.3, below.

5.5 ***The proposal would lead to disruption during the construction process. There are no details of how the construction process would be managed***

Response

Planning conditions are suggested to secure details of how the construction process will be managed before works start. This information would be agreed by both Environmental Health and the Council's Highways officers to ensure that disruption to residents and road users would be minimised.

5.6 *Flats are not in keeping with the surrounding properties*

Response

Since the application proposes less than 10 residential units and the existing property on site is a two-bedroom dwelling, there is no policy requirement to incorporate a family dwelling in this proposal. Planning policies support a mix of types of residential accommodation to create balanced communities and the introduction of flats into an area is not in itself harmful.

5.7 *The proposal does not incorporate sufficient storage for refuse*

Response

Two integral bin and bike stores have been designed to the front of the property to serve the three-bedroom units and a further refuse and cycle store would be provided to the north side elevation of the property, which would serve the lower ground floor flat. The storage facilities are of a sufficient size to accommodate the requisite number of refuse containers.

5.8 *The proposal would lead to a loss of privacy to the neighbouring properties*

Response

The development would primarily take outlook from either the front or rear of the site. A condition is suggested to ensure any windows in the side elevations of the building are either fixed shut and obscurely glazed, or high-level windows to avoid loss of privacy to the neighbouring properties. The balconies to the rear of the site are inset to prevent overlooking from occurring.

5.9 Consultation Responses:-

5.10 **SCC Contaminated Land Team** – No objection. The site may be subject to historic contamination and therefore conditions are recommended to assess the risk and to secure any necessary remediation works.

5.11 **SCC Highways Team** – No objection. Suggests conditions to secure the lay out of the parking and pedestrian access into the site and to minimise disruption during the construction process.

6. Planning Consideration Key Issues

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

- i. Principle of development;
- ii. Design;
- iii. Residential amenity;
- iv. Residential Standards; and
- v. Highways and parking.

6.2 Principle of Development

6.2.1 The site comprises a combination of previously developed land and garden land. The principle of the redevelopment of the existing property to provide a more

intensive form of residential development is acceptable, in principle, since the proposal would make efficient use of the site to provide further residential accommodation. The introduction of smaller units of accommodation in this location would contribute towards a mixed and balanced community in accordance with PPS3:Housing.

- 6.2.2 The proposal would also involve the development of approximately 60sq.m of garden land, which has been recently removed from the definition of previously developed land by the recent update to PPS3. PPS3 indicates that the priority for development is previously developed land. However, that is not to say that development on garden land is harmful per se, but rather it needs to be balanced against the impact of the development on the character of the area and other planning policies which require the efficient use of land to provide housing. This is discussed in more detail in 6.3, below.
- 6.2.3 The agents have submitted existing floorplans which demonstrates that the property is a two-bedroom dwelling and as the scheme proposes less than 10 residential units, there is no policy requirement to incorporate family housing into the scheme. As such the second reason for refusal of application 10/00254/FUL should not have formed part of the decision notice. A residential density of 75 dwellings per hectare is proposed which is in accordance with the density requirements of policy CS5 of the Core Strategy for this area of Medium Accessibility to public transport.

6.3 Character and Design

- 6.3.1 The proposal for a contemporary building is in accordance with the Residential Design Guide Supplementary Planning Document which resists pastiche developments and requires new developments to respond to their context in a new and imaginative way, utilising modern materials and construction techniques. The position of the site at the corner of the cul-de-sac also means that the contemporary appearance of the building would not appear unduly prominent within the street scene. Whilst the proposed building would provide three floors of accommodation, when viewed from the street scene, the building would have a 1 storey scale and massing, albeit approximately 1 metre taller to the ridge than the existing dwelling on site and the neighbouring property at 21 Caxton Avenue. However, the manner in which the building is set back from its neighbours combined with the change in levels across the site would ensure that the additional scale would not appear unsympathetic with the surrounding development. The front elevation is well articulated and reflects the double bay fronts of the existing properties in a contemporary manner. The three storey nature of the building at the rear of the site would not be readily visible from public vantage points and would therefore not have a significant impact on the character of the area. Nonetheless, the development has made use of the change in levels to achieve three-storeys to the rear of the site, whilst ensuring that the building has a two-storey form. Other examples of two-storey development and roof accommodation to the rear of properties can be found elsewhere within Caxton Avenue.
- 6.3.2 In terms of the previous reason for refusal, the proposal has omitted an existing area of vehicular hardstanding to the rear of the site to enable a generous rear garden area to be provided. In addition to this, the alteration to the layout incorporates appreciable areas of landscape planting to the front of the site. The previous scheme resulted in building and hardsurfacing occupying approximately 78% of the site area, whilst the current proposal would result in building and

hardsurfacing equating to 54% of the site area. This is slightly more than the degree of site coverage suggested by the Residential Design Guide as being acceptable. However, the landscape setting to the front of the building would soften the appearance of the building and ensure that the site would not appear over-developed when viewed from public vantage points. Furthermore, since many properties in Caxton Avenue have frontage hardstandings and rear outbuildings additions, it is not considered that the degree of site coverage would appear excessive in relation to the character of the area. As such it is considered that the fifth reason for refusing application 10/00254/FUL has been addressed.

6.4 Residential Amenity

- 6.4.1 The main consideration in this respect is the relationship of the proposed building with the immediate neighbours at 21 and 25 Caxton Avenue. Both of the immediate neighbours have been extended previously and have a two-storey scale at the rear. The proposed building would project further to the rear of the site and would be taller when compared with the existing dwelling and neighbouring properties. However, having regard to the angled position of the neighbour at 25 Caxton Avenue, the proposed building would not have a harmful impact on the outlook from this property or impact on the useable amenity space area to this property.
- 6.4.2 In addition to this, the proposed building would be angled away from the boundary with No. 21, giving between a 6 and 9 metre separation between the neighbouring decked amenity area and the proposed building. This separation also ensures that the proposal would not have a harmful impact on the property itself or the remaining garden area. The depth of the building has been reduced which provides an improved level of outlook from a bedroom window of the side of number 21 when compared with the previously refused scheme and the existing situation. As such, it is considered that the first reason for refusal of application 10/00254/FUL has been addressed.

6.5 Residential Standards

- 6.5.1 The level of amenity space proposed is more than double the amenity space standards required by the Residential Design Guide, and a mixture of private and communal space is provided to serve the development. The lower-ground floor would have direct access to this space and the upper floor flats would have access via the communal pathway to the side of the building.
- 6.5.2 The outlook from habitable room windows is considered to be acceptable. The storage needs of the units would be met by the facilities proposed and there would be convenient access from the storage to the public highway. An acceptable pedestrian access can be provided to the site without conflicting with the parked cars. The proposed residential environment is therefore considered to be acceptable.

6.6 Highways and Parking

- 6.6.1 The site lies within an area of Medium Accessibility to public transport and the maximum number of parking spaces permitted by adopted standards would be provided to the front of the site. The alterations to the layout of the proposal ensures that the two car parking spaces can be accommodated to the property frontage whilst allowing for pedestrian access to the building itself. As such, it is considered

that the third reason for refusing application 10/00254/FUL has been addressed.

6.6.2 The proposed cycle and refuse storage has been relocated in the site to provide two integral stores to the front of the building and a further store to the side of the property. All storage would have a level access to the public highway and accordingly the fourth reason for refusal has been addressed.

7. Summary

7.1 The proposed development would make good use of the site to provide additional residential accommodation and has addressed the previous reasons for refusal. The construction of a contemporary development of flats is considered to be acceptable in planning terms.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

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) 4 (f) 6 (c) (i) 7 (a) (b) (e) (o) 9 (a)

JT for 24/05/11 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not 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. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- i. proposed finished ground levels or contours; means of enclosure; hard surfacing materials and lighting;
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

04. APPROVAL CONDITION - Amenity Space Access [Pre-Occupation Condition]

The external amenity space serving the development hereby approved, and pedestrian access to it, shall be made available as a communal area prior to the first occupation of the development hereby permitted and shall be retained with access to it at all times for the use of the flat units.

Reason:

To ensure the provision of adequate amenity space in association with the approved flats.

05. APPROVAL CONDITION - Refuse & Recycling Bin Storage [Performance condition]

Bin storage shall be laid out with a level approach prior to the first occupation of the

development hereby approved in accordance with the plans hereby approved. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

Reason:

In the interests of the visual appearance of the building and the area in general.

06. APPROVAL CONDITION - Cycle Storage [performance condition]

Cycle storage shall be laid out with a level approach prior to the first occupation of the development hereby approved in accordance with the plans hereby approved. The cycle storage shall be thereafter retained.

Reason:

In the interests of the visual appearance of the building and the area in general and to promote alternative modes of travel to the private car.

07. APPROVAL CONDITION – Obscure Glazing [performance condition]

The windows in the side elevations above ground floor level shall be glazed using obscure glass and fixed shut up to a height of 1.7 metres from the internal floor level of the property. High level windows hereby approved on the side elevations of the building shall have a cill height of no lower than 1.7 metres from the internal floor level. The fenestration shall be permanently maintained in this condition.

Reason:

In the interests of the privacy of the neighbouring occupiers

08. APPROVAL CONDITION - Hours of Construction [Performance condition]

In connection with the implementation of this permission any demolition, conversion and construction works, including the delivery of materials to the site, shall not take place outside the hours of 8am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays. Works shall not take place at all on Sundays or Public Holidays without the prior written approval of the Local Planning Authority. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

09. APPROVAL CONDITION - Construction Method Statement [Pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of

construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

10. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

11. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

12. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

13. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes, including at least [the percentage required by core strategy policy CS20] in category Ene1, shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction assessment and certificate as issued by a legitimate Code For Sustainable Homes certification body.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

14. APPROVAL CONDITION - Renewable Energy - Micro-Renewables (Pre-Commencement Condition)

An assessment of the development's total energy demand and a feasibility study for the inclusion of renewable energy technologies on the site, that will achieve a reduction in CO2 emissions [as required in core strategy policy CS20] must be conducted. Plans for the incorporation of renewable energy technologies to the scale that is demonstrated to be feasible by the study, and that will reduce the CO2 emissions of the development [as required in core strategy policy CS20] must be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted consent. Renewable technologies that meet the agreed specifications must be installed

and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

15. APPROVAL CONDITION - 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS21	Protecting and Enhancing Open Space
CS22	Promoting Biodiversity and Protecting Habitats

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP22	Contaminated Land
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)

PPS3 Housing (November 2006)

Relevant Planning History

07/01384/FUL - Erection of a two-storey rear extension to create an additional 2 x two-bed dwellings with associated parking and storage - Refused 25.10.07

10/00254/FUL - Demolition of existing bungalow and erection of a three-storey building to provide 1 x two-bed flat and 2 x three-bed flats – Refused under delegated authority 04.05.10

The reasons for refusal are listed as follows:

REFUSAL REASON – 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).

REFUSAL REASON – 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.

REFUSAL REASON – 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).

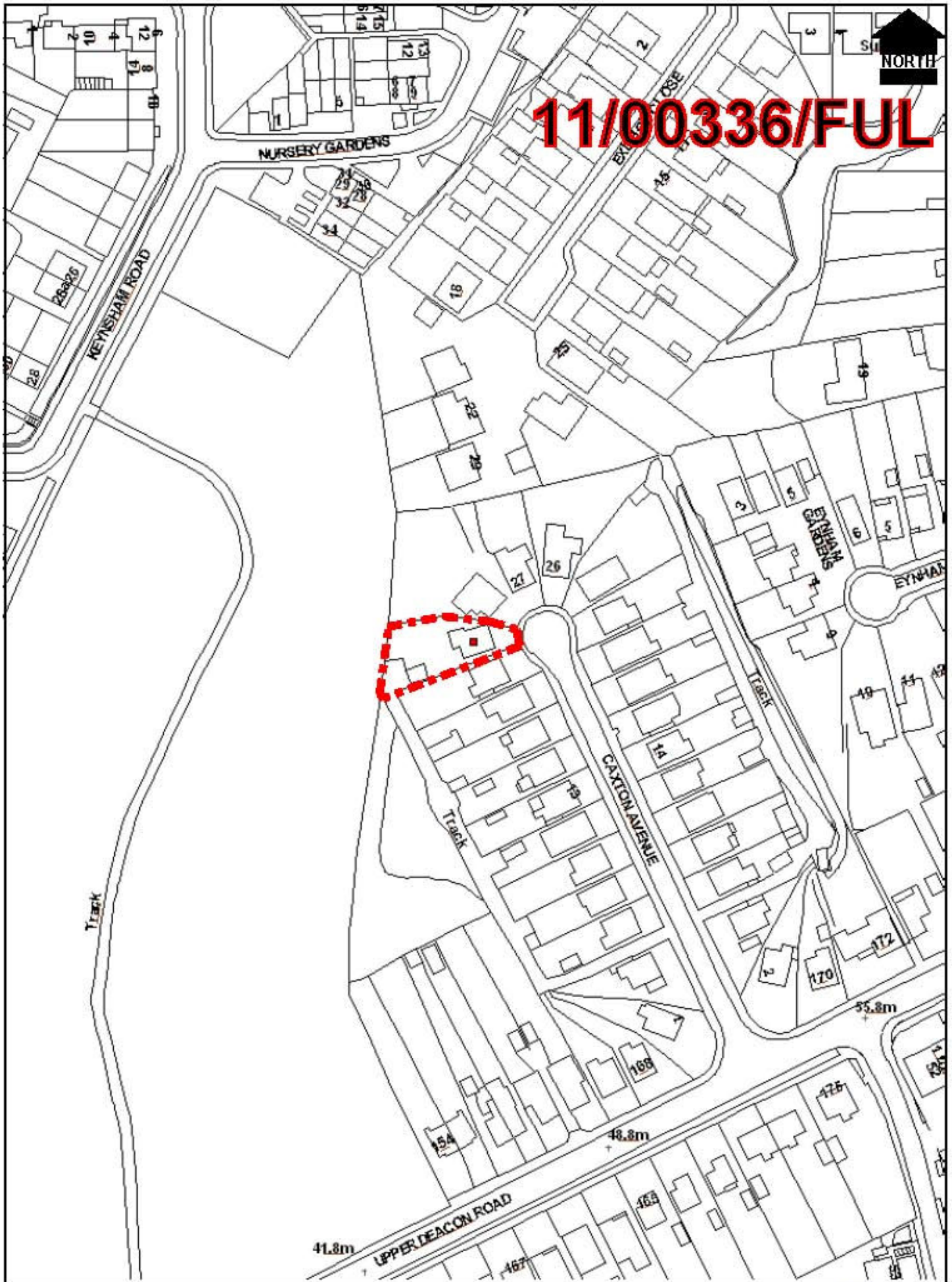
REFUSAL REASON – Location of Cycle and Refuse Storage

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).

REFUSAL REASON: 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).



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Scale : 1:1250

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