

Application 12/01531/FUL

Relevant Planning History

10/01746/FUL

Refused 18.04.11 and Appeal Dismissed

Erection of 1x 3-bed detached house with associated parking, cycle store and refuse store on the land adjoining 20 Holt Court

Reasons for refusal:

01. Character and Context, Building on Garden Land.

The proposed development involves building on land which forms an important setting to the comprehensive development approved in 2007. The land also forms garden land that is an important amenity space for existing dwelling houses, is not previously developed land; and makes a positive contribution to the spatial character of the area. As such the proposal is considered to represent harm to the character and context of the area and would harm the visual amenities of the area. The development is out of sympathy with the spatial pattern of development within the immediate area and therefore the development represents an overdevelopment of the site. As such and having regard to the advice of Planning Policy Statement 3 (Housing – published June 2010), the proposals are considered to represent harm to the character of the area and would prove contrary to the following adopted Development Plan policies and supplementary planning guidance for Southampton:- City of Southampton Local Plan Review 'saved' policies (March 2006):- SDP1 (i), SDP7 (i) (ii) (iii) and (v), SDP9 (i) and (v). City of Southampton Core Strategy (January 2010):- CS4, CS5 and CS13. Residential Design Guide (September 2006):- Sections 3.2 and 3.9.

02. Insufficient Amenity Space.

The Local Planning Authority is not satisfied that the proposed development would result in an attractive and acceptable living environment for the residents of Elsie Cottage and Florinda Cottage, in particular: the proposal fails to leave adequate, usable private amenity space to serve the residential properties. The remaining amenity space is below the council's adopted minimum standards and creates an unacceptable living environment. As such, the proposed development would prove contrary to Policies SDP1 (i - particularly paragraphs 2.3.14 and 4.4.1 of The Residential Design Guide 2006 [September 2006]) and SDP7 (v) of the City of Southampton Local Plan Review (March 2006).

03. Flooding

The applicant has not provided a flood risk assessment. In the absence of a flood risk assessment, the flood risks resulting from the proposed development are unknown. The development proposal is thereby contrary to Planning Policy Statement 25 and policies SDP20 and H2 of the City of Southampton Local Plan Review (March 2006) and Policy CS23 of the

adopted LDF Core Strategy (January 2010).

04. Code for Sustainable Homes and on site renewables - Climate Change.

In the absence of any commitment to the Code for Sustainable Homes or to provide on site re-newables in addition to 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.

08/00327/FUL

Refused 09.05.08

Erection of a two-storey detached dwellinghouse with three-bedrooms, with associated storage and on-site parking

Refusal reason:

Out of keeping/erosion of space

The proposed development would result in a cramped layout and appearance within the street scene and erodes the space between properties on Weston Lane and the new development adjacent to Ivy Moss Cottage. The sense of space between Elsie Cottage and the new development is a characteristic of the immediate and wider area. This pattern of spaces is similar to that found between the comprehensive new development and the existing Ivy Moss Cottage and the existing layout of the development at Holt close. By failing to have regard to the established pattern of development the proposed infill does not respect the character of the area and therefore is contrary to SDP1, SDP7 and SDP9 of the city of Southampton Local Plan and guidance set out in the Residential Design Guide September 2006.

07/00718/FUL
30.08.07

Conditionally Approved

Erection of 8 terraced houses (part 2-storey and part 3-storey) and a three and four-storey building to provide 6 two-bedroom flats with vehicular access from Weston Lane and Holt Court (Ivy Moss, Elsie and Florinda Cottages to be retained).