

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 15 January 2013
Planning Application Report of the Planning and Development Manager

Application address: 7 Greenbank Crescent			
Proposed development: Erection of 3 x 4-bed detached houses with associated parking and cycle/refuse storage (outline application seeking approval for access, layout and scale). Resubmission of planning reference 12/01038/OUT			
Application number	12/01577/OUT	Application type	OUT
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	12.12.12	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr B Harris Cllr L Harris Cllr Hannides

Applicant: Mr M Holmes	Agent: Concept Design & Planning
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Recommendation Summary	Conditionally approve
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Appendix attached			
1	Development Plan Policies	2	Planning History

Reason for granting Outline Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out below. The proposal is judged to meet the previous reasons for refusal and other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 15.01.13 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Furthermore, the proposal would assist in meeting housing need and increase family housing provision. 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, Outline Planning Permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

'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, CS16, CS18, CS19, CS20 and CS22 and the Council's current adopted Supplementary Planning

Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site comprises a detached, two-storey dwelling located within a spacious plot on the corner of Greenbank Crescent. The dwelling is currently vacant and the plot itself is substantially overgrown with trees and vegetation. In particular, there is a large leylandii hedge to the site boundaries which means the dwelling itself is barely visible from the street scene. There is a Tree Preservation Order relating to a Silver Birch Tree on the corner of the site.
- 1.2 The site slopes upwards from west to east. The surrounding area is residential in nature and typically comprises extended two-storey, detached houses with a spacious, suburban character. The architectural style of properties vary, although the majority of properties within this part of the street were constructed after 1975.

2. Proposal

- 2.1 The application seeks outline planning permission for the demolition of the existing dwelling and the construction of three, four bedroom detached houses. Landscaping and appearance are reserved from consideration (although indicative information is submitted) and therefore the access, layout and scale of the proposed development can be considered in detail. The application follows the refusal of a planning application seeking planning permission for 3 detached houses, a refusal of a scheme of 4 houses and the refusal of the conversion of the existing property into a House in Multiple Occupation (please refer to Planning History in **Appendix 2**). The current application seeks to overcome the previous reasons for refusal relating to the previous planning applications for the redevelopment of the site.
- 2.2 The main difference between the current scheme and the previously refused application for three houses, is that the amenity space provision to serve the dwellings has increased.
- 2.3 Each dwelling would be two-storey in height with further accommodation within the roof space served by roof lights. Although appearance is a matter reserved from consideration, the indicative elevations provided show the properties to have a pitched roof appearance with entrance canopies to the frontages. The elevations would be finished using a facing brick with elements of render.
- 2.4 Purpose built cycle and refuse stores would be provided in rear gardens. Each dwelling would be served by two off-road car parking spaces.

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**. The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

- 3.2 The site is not allocated for a particular use or development within the Development Plan but lies within an area of Low Accessibility for Public Transport (Public Transport Accessibility Level Band 1).
- 3.3 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4. Relevant Planning History

- 4.1 As stated above, this application follows a refusal of a scheme for 3 detached houses on the site in September of this year (reference 12/01038/OUT), a refusal of a scheme of 4, semi-detached houses in November this year (12/01455/OUT) and a refusal of an application to convert the property into a 9-bedroom HMO (12/01435/FUL) 3.12.2012. The previous reason for refusals together with the other relevant planning history of the site are included in **Appendix 2**. As part of the planning considerations it is necessary to assess whether or not the previous reason for refusal has been addressed. In relation to the scheme for 3 houses, the reason for refusal states:-

REFUSAL REASON – Design & Character

The proposed redevelopment of 7 Greenbank Crescent with three dwellings, in the manner proposed, is considered to be a discordant form of development that would harm the established pattern of development that prevails within the area. The proposals, by reasons of their design, siting, spatial characteristics (including a proposed back garden that does not achieve either the 10m depth set out in the Council's standards or that of its neighbours) and building-to-plot relationships (between themselves and their neighbours) and their subsequent residential density would exhibit a characteristic that significantly differs from the prevailing pattern of development. Furthermore, the exclusion of garden land from the Government's definition of previously developed land (as contained within the National Planning Policy Framework (2011)), and the subsequent shift in emphasis for housing delivery, makes the principle of the proposed development on this mature garden harder to justify. Taken together, these factors are considered to be symptomatic of an overdevelopment of the site which would harm the character of the area. As such, the development would prove contrary to the provisions of policies CS4 and CS13 (1) (11) of the adopted Local Development Framework Core Strategy (January 2010) as supported by "saved" policies SDP7 and SDP9 (i) of the adopted City of Southampton Local Plan Review (March 2006) and the guidance as set out in the Council's approved

Residential Design Guide SPD (September 2006) (namely, sections 2.1, 2.3.14, 3.1, 3.2, 3.7.7, 3.7.8, 3.8, 3.9, 3.10.2 and 3.11.3).

4.2 In relation to the scheme for 4 houses, the reason for refusal states:-

REFUSAL REASON - Design & Character

The proposed redevelopment of 7 Greenbank Crescent with four dwellings, in the manner proposed, is considered to be a discordant form of development that would harm the established pattern of development that prevails within the area. The proposals, by reasons of their design, siting, spatial characteristics and building-to-plot relationships (between themselves and their neighbours) and their subsequent residential density would exhibit a characteristic that significantly differs from the prevailing pattern of development. Furthermore, the exclusion of garden land from the Government's definition of previously developed land (as contained within the National Planning Policy Framework (2011)), and the subsequent shift in emphasis for housing delivery, makes the principle of the proposed development on this mature garden harder to justify. Taken together, these factors are considered to be symptomatic of an overdevelopment of the site which would harm the character of the area. As such, the development would prove contrary to the provisions of policies CS4 and CS13 (1) (11) of the adopted Local Development Framework Core Strategy (January 2010) as supported by "saved" policies SDP7 and SDP9 (i) of the adopted City of Southampton Local Plan Review (March 2006) and the guidance as set out in the Council's approved Residential Design Guide SPD (September 2006) (namely, sections 3.1, 3.2, 3.7.7, 3.7.8, 3.8, 3.9, 3.10.2 and 3.11.3).

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 (15.11.12). At the time of writing the report **25** representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 ***The plot has been subdivided previously meaning the plot is already much smaller than is typical in the area, adding more dwellings would therefore result in the plot appearing over-developed and the spacing between the proposed dwellings is significantly less than is typical within the area.***

5.3 **Response**

More than 50% of the site would be soft landscaped and the layout retains a generous set-back to the corner of the site. The dwellings would reflect the series of plots and properties which lie to the opposite corner of the street, to the north-west of the site. The issue of character and context is discussed further below.

5.4 ***The proposal is inconsistent with other decisions to refuse planning permission in the area and the previous decision on the application site.***

5.5 **Response**

The current proposal is assessed below in terms of the previous reason for refusing planning permission for three detached dwellings on this site. Whilst previous decisions relating to character are material, the current application needs

to be assessed in terms of the constraints of this site in particular and the impacts of this specific proposal.

5.6 ***The scheme is designed with insufficient car parking and would therefore lead to overspill car parking on the surrounding streets.***

5.7 **Response**

The proposed dwellings would each be served by two off-road car parking spaces. This complies with the Council's adopted maximum car parking standards of 3 spaces per 4-bedroom dwelling. As such, there is no reason to believe that the proposal would result in a significant and harmful increase in on-street car parking. Despite refusing the scheme for 3 dwellings, the Local Planning Authority previously found this level of car parking (i.e. 2 spaces per dwelling) to be acceptable.

5.8 ***The loss of shrubs and vegetation on the site would have a harmful impact on the character of the area.***

5.9 **Response**

Landscaping is a matter reserved for consideration in this outline application however, the layout will retain the protected tree on the site. A tree report has been submitted with the application that demonstrates that the remainder of the trees are not worthy of long-term retention. The Council's Tree Officer agrees with this conclusion. There is a history of complaints relating to the leylandii hedge to the boundary of the site and so there is no objection to its removal in principle subject to securing replacement planting at the reserved matters stage. There is sufficient space on site to secure adequate landscaping to provide a verdant setting to the proposed buildings.

5.10 ***If approved, the application would set an unwelcome precedent which would erode the character of the area.***

5.11 **Response**

Each planning application should be assessed on its individual planning merits.

5.12 ***The proposed development is 'garden grab' and should be resisted.***

5.13 **Response**

The proposal would result in the loss of approximately 53sq.m of garden when compared with the existing development on site. This is discussed in more detail in relation to the character of the area, below.

5.14 ***The proposed density is excessive.***

5.15 **Response**

The proposed residential density of 40 dwellings per hectare accords with the range set out in the Core Strategy. The proposed density would therefore make good use of the site to assist the Council in meeting its housing requirements.

5.16 ***The increase in traffic movements on the corner would create a danger to users of the adjoining highway, particularly having regard to the location of the site on a blind bend.***

5.17 **Response**

The Council's Highway's Team have raised no objection to the proposal in this respect and consider that subject to securing adequate sight-lines by condition, the proposal will be acceptable in highway safety terms.

Consultation Responses

5.18 **SCC Highways** - No objection.

5.19 **SCC Sustainability Team** – No objection subject to conditions to secure the required sustainability measures

5.20 **SCC Ecology** – No objection subject to securing a landscaping scheme which incorporates native and ornamental species with recognised wildlife value.

5.21 **SCC Trees** - No objection subject to conditions.

5.22 **SCC Environmental Health** - No objection subject to conditions to minimise disruption during the construction process.

5.23 **Southern Water** – No objection. Suggest a note to applicant on the decision notice to make the developer aware of the requirement to connect to the public sewerage system.

6. Planning Consideration Key Issues

6.1 The application needs to be assessed in terms of the planning history of the site, particularly the reasons for refusing the development of three and two dwellings and the following key issues:

- i. The principle of development;
- ii. Design, density & impact on established character;
- iii. Impact on residential amenity;
- iv. Quality of residential environment and,
- v. Highways and parking.

6.2 Principle of Development

6.2.1 The redevelopment of the existing dwelling and hardstanding on site is in accordance with saved Local Plan Policy H2, which requires the efficient use of previously developed land to provide housing. Garden land does not constitute previously developed land and the priority for development should be previously developed sites. As such, the use of garden land for development needs to be assessed in terms of the proposal's impact on the character of the area and the good use of land to deliver housing.

6.2.2 The proposed residential density of 40 dwellings per hectare accords with density range of 35 to 50 dwellings per hectare set out in by policy CS4 of the Core Strategy. Furthermore, the provision of genuine family housing is welcome and will contribute towards the Council's housing requirements.

6.3 Design, density and impact on established character

6.3.1 The reason for refusing the previous application for three houses related to the

impact that the proposal would have on the character of the area, particularly in terms of the insufficient back garden sizes, density and the building to plot relationships which appeared denser in relation to the character of the area. The current application seeks to address the previous reason for refusal. The amendments to the scheme have provided an increase in soft landscaping on the site and the rear garden sizes are now fully compliant with the standards set out in the Residential Design Guide. Whilst it is acknowledged that the surrounding area does contain properties of a lesser density than proposed, the proposal would be viewed in the context of the existing development to the north-west of the site, on the opposite side of the street. These properties do have narrower plot and building widths than others within the area. The proposed houses would follow this tighter grain of development and when viewed in this context, it is considered that they would not appear out of character.

- 6.3.2 The significant set back of the corner dwelling from the boundary with the road would provide an important gap to the corner which would help to create a sense of spaciousness when viewed from the street scene. The set backs of the dwellings from the other street frontage also reflects the set backs of other properties within the surrounding area. The gaps between the properties vary between 1.4 and 1.9 metres and, as a similar degree of separation can be found between 30 Greenbank Crescent opposite and its neighbours, this is not considered to be unacceptable.
- 6.3.3 Whilst landscaping is a reserved matter, mature and dense replacement planting to this corner would be sought. A condition is also suggested to secure revised details of boundary treatment to ensure that the street frontage is not dominated by 1.8 metre high close boarded fencing. As stated above, the layout would enable the retention of the protected silver birch tree on site. There is no objection to the removal of the leylandii hedge. The frontage car parking can also be broken up with appreciable areas of soft landscaping.
- 6.3.4 Appearance is a matter reserved from consideration in this application, although indicative elevation plans have been submitted which show a more contemporary design approach than previously refused, which is sympathetic with the simple design of properties which is typical of the surrounding area. Whilst three levels of accommodation would be achieved, the third level would be within the roof space served by roof lights. This would ensure that the properties would have a two-storey appearance within the street. The proposal is therefore considered to be acceptable in character and design terms.

6.4 Impact on Residential Amenity

- 6.4.1 The proposed rear-facing accommodation is set back ten metres from the rear boundary of the site, in line with the Residential Design Guide Standard. As such, it is considered that the proposal would not result in harmful overlooking of the neighbouring properties. Since the dwellings would lie north of those on Ridgemount Avenue and 9 Greenbank Crescent, no harmful overshadowing would occur to these properties. The spatial separation, and change in levels would also ensure that the proposed dwellings would not have a harmful impact on the residential amenity of either 9 or 5 Greenbank Crescent. The relationship with neighbouring properties is therefore, considered to be compliant and acceptable.

6.5 Quality of Residential Environment

6.5.1 Each dwelling would be served by genuine useable, private rear gardens which ranges from 92sq.m to 169 sq.m in area and therefore exceed the garden size standards set out in the Residential Design Guide. Since these spaces are south-facing, it is also considered that good quality space would be provided for future residents. Outlook from habitable room windows would also be acceptable. Each dwelling would be served by purpose built cycle and refuse storage. The quality of the residential environment proposed is therefore considered to be acceptable.

6.6 Highways and Parking

6.6.1 The maximum number of car parking spaces permitted by the Parking Standards Supplementary Planning Document is 3 spaces per dwelling. As such, the provision of 2 spaces per dwelling accords with this and is therefore considered to be acceptable. The Council's Highways Team have raised no objection to the proposed access or car parking arrangements, and the proposed parking ratio was accepted when the previous scheme was refused.

7. Summary

7.1 The proposal makes good use of the site to provide additional housing and whilst the development would have a denser character than some existing development in the vicinity of the site, it does respond to other spatial characteristics of properties within the area. On balance, it is considered that the benefits of making efficient use of the site to provide good quality family housing justifies the development of the site. With the increased amenity space and landscaping, the previous reason for refusal is considered to have been met.

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), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)

JT for 15.01.13 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the scale, massing and bulk of the structure is approved subject to the following:

- (i) Written approval of the details of the Appearance and architectural design specifying the external materials to be used and the Landscaping of the site specifying both the hard, soft treatments and means of enclosures shall be obtained from the Local Planning Authority prior to any works taking place on the site:
- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission; and,
- (iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 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 - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

04. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

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).

05. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised 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).

06. APPROVAL CONDITION - Cycle and Refuse Storage [pre-occupation condition]

Prior to dwelling C first coming into occupation, revised details for cycle and refuse storage shall be submitted to the Local Planning Authority in writing and the dwelling shall not be occupied until the storage is provided in accordance with the revised details. The cycle and refuse storage of dwellings A and B shall be provided in accordance with the plans hereby approved before the respective dwellings first come into occupation. All stores shall thereafter be retained as approved.

Reason:

To ensure a satisfactory form of development

07. 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.

08. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings hereby permitted and shall be retained with access to it at all times for the use of the occupiers of the development .

Reason:

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

09. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site and the parking spaces for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development

10. APPROVAL CONDITION – No other windows [performance condition]

No other windows shall be located in the side elevation, above ground floor level of the dwelling hereby approved unless they are fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this manner.

Reason:

In the interests of residential amenity

11. APPROVAL CONDITION – Removal of permitted development [performance condition]

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, no development permitted by A (extensions), B (roof alterations), C (other roof alterations), E (outbuildings), F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

Reason

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

12. APPROVAL CONDITION – Roof light details [performance condition]

The cill level of the roof lights, when measured internally shall be no less than 1.7metres from the floor level of the rooms that they serve.

Reason:

In the interests of the privacy of the neighbouring residential occupiers

13. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

14. 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.

Note to Applicant

Connection to Public Sewer: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.

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
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
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
NE4	Protected Species
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
TI2	Vehicular Access

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards Supplementary Planning Document

Other Relevant Guidance

The National Planning Policy Framework 2012

Relevant Planning History

1150/E Erection of two houses	Refused 14.04.1959
1161/56 Erection of house and garage	Permitted 15.09.1959
1535/W2 Erection of detached house on land adjacent to property	Refused 31.01.1978
1569/W30 Erection of single storey extension and garage at rear	Conditionally Approved 22.04.1980
06/00023/FUL Construction of detached dwelling with detached garage	Conditionally Approved 06.03.2006
06/00735/FUL Retention of gates and canopy structure at existing access in the western boundary.	Conditionally Approved 07.11.2006
12/01038/OUT Erection of 3x 4-bed detached houses with associated parking and cycle/refuse storage (Outline application seeking approval for access, appearance, layout and scale)	Refused 21.09.12

REFUSAL REASON – Design & Character

The proposed redevelopment of 7 Greenbank Crescent with three dwellings, in the manner proposed, is considered to be a discordant form of development that would harm the established pattern of development that prevails within the area. The proposals, by reasons of their design, siting, spatial characteristics (including a proposed back garden that does not achieve either the 10m depth set out in the Council's standards or that of its neighbours) and building-to-plot relationships (between themselves and their neighbours) and their subsequent residential density would exhibit a characteristic that significantly differs from the prevailing pattern of development. Furthermore, the exclusion of garden land from the Government's definition of previously developed land (as contained within the National Planning Policy Framework (2011)), and the subsequent shift in emphasis for housing delivery, makes the principle of the proposed development on this mature garden harder to justify. Taken together, these factors are considered to be symptomatic of an overdevelopment of the site which would harm the character of the area. As such, the development would prove contrary to the provisions of policies CS4 and CS13 (1) (11) of the adopted Local Development Framework Core Strategy (January 2010) as supported by "saved" policies SDP7 and SDP9 (i) of the adopted City of Southampton Local Plan Review (March 2006) and the guidance as set out in the Council's approved Residential Design Guide SPD (September 2006) (namely, sections 2.1, 2.3.14, 3.1, 3.2, 3.7.7, 3.7.8, 3.8, 3.9, 3.10.2 and 3.11.3).

12/01435/FUL Change of use from C3 dwelling house to 9 bed sui generis house of multiple occupation	Refused 3.12.2012
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(HMO) with associated parking

Refusal Reason - Unacceptable Intensification of use

The change of use of the property from a C3 family dwelling to a large HMO (Sui Generis use), taking into account the context and character of the area, will result in an intensification in the use of the property, which by reason of the additional general activity, refuse generation, noise and disturbance would be to the detriment of the amenity of nearby residents, and is out of character with the context of the local neighbourhood. Furthermore, the provision of 1 parking space (which is less than the maximum standard set out in the Council's adopted Houses in Multiple Occupation Supplementary Planning Document) would be inadequate to help meet the travel demands of occupiers of the new development. Having regard to the site's low accessibility to public transport, the proposal is likely to result in overspill car parking on the surrounding streets which would appear out of keeping with the suburban nature of the surrounding area and result in noise and disturbance. As such the proposal represents an over-intensive use of the site and is therefore contrary Policies SDP1 (i), SDP7 (v) and H4 (i) & (ii) of the City of Southampton Local Plan Review 2006; and CS16 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and as supported by section 6.7 of the Council's adopted Houses in Multiple Occupation Supplementary Planning Document (March 2012).

12/01455/OUT

Refused 28.11.12

Erection of 3 x 4-bed detached houses with associated parking and cycle/refuse storage (outline application seeking approval for access, layout and scale). Resubmission of planning reference 12/01038/OUT

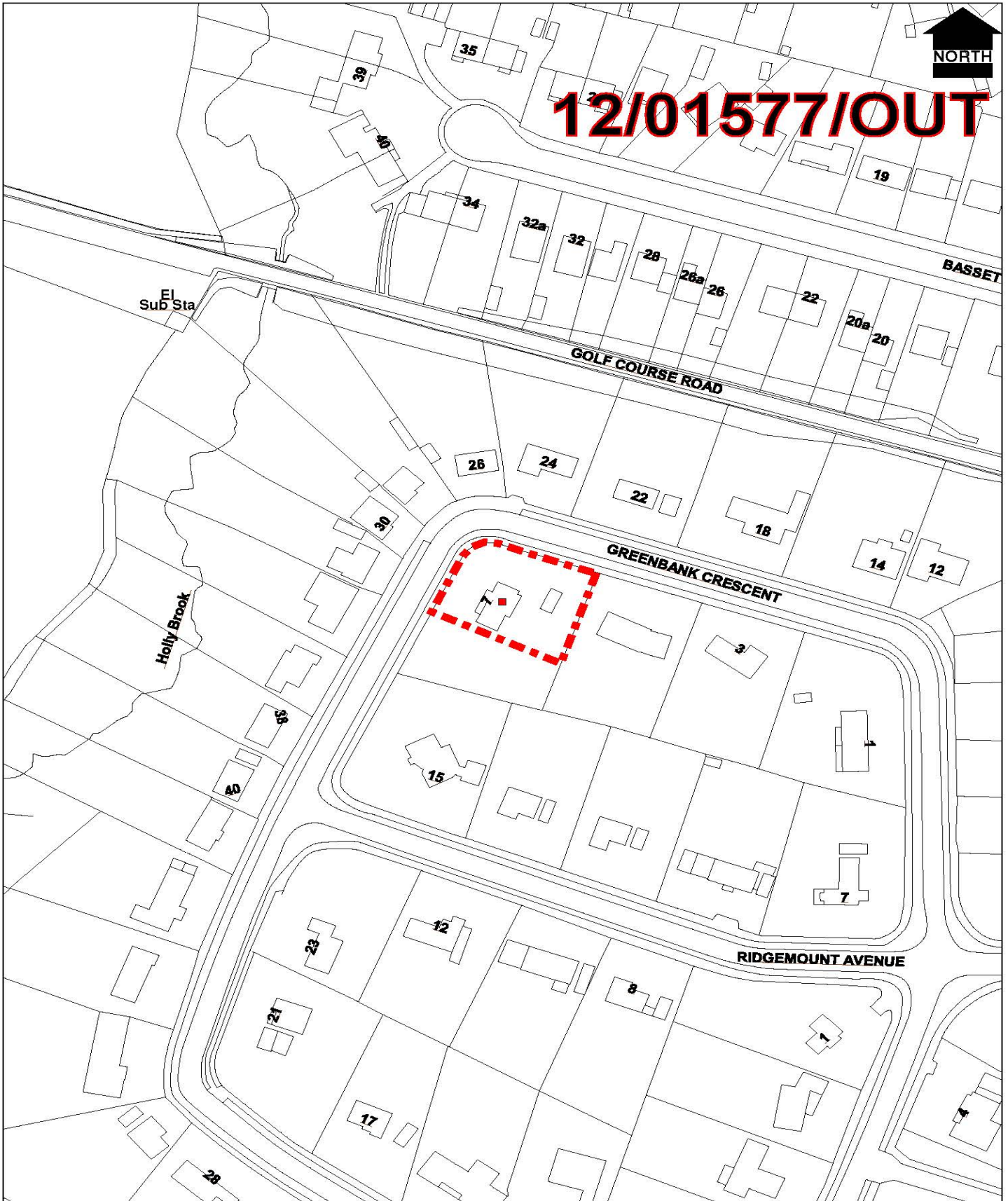
REFUSAL REASON - Design & Character

The proposed redevelopment of 7 Greenbank Crescent with four dwellings, in the manner proposed, is considered to be a discordant form of development that would harm the established pattern of development that prevails within the area. The proposals, by reasons of their design, siting, spatial characteristics and building-to-plot relationships (between themselves and their neighbours) and their subsequent residential density would exhibit a characteristic that significantly differs from the prevailing pattern of development. Furthermore, the exclusion of garden land from the Government's definition of previously developed land (as contained within the National Planning Policy Framework (2011)), and the subsequent shift in emphasis for housing delivery, makes the principle of the proposed development on this mature garden harder to justify. Taken together, these factors are considered to be symptomatic of an overdevelopment of the site which would harm the character of the area. As such, the development would prove contrary to the provisions of policies CS4 and CS13 (1) (11) of the adopted Local Development Framework Core Strategy (January 2010) as supported by "saved" policies SDP7 and SDP9 (i) of the adopted City of Southampton Local Plan Review (March 2006) and the guidance as set out in the Council's approved Residential Design Guide SPD (September 2006) (namely, sections 3.1, 3.2, 3.7.7, 3.7.8, 3.8, 3.9, 3.10.2 and 3.11.3).

12/01726/OUT

Pending

Redevelopment of the site to provide 2 x 5 bedroom houses with associated parking, cycle and refuse storage. Outline application with access, layout and scale for consideration.



Scale : 1:1250

Date :04 January 2013

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