

Relevant Planning History

Planning application **15/00899/FUL** for the erection of 2 x detached 3- bedroom dwellings with bin/cycle stores and parking was refused under delegated powers on 25th June 2015 for the following reasons;

Reason 1 – Out of keeping

The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS13 of the Local Development Framework Core Strategy (January 2010) and section 3 of the Residential Design Guide SPG (September 2006).

Reason 2 – Lack of financial contributions

In the absence of either a scheme of works or a completed Section 106 legal agreement or unilateral undertaking to support the development the application fails to mitigate against its wider direct impact with regards to the additional pressure that further residential development will place upon the Special Protection Areas of the Solent Coastline. Failure to secure mitigation towards the 'Solent Disturbance Mitigation Project' in order to mitigate the adverse impact of new residential development (within 5.6km of the Solent coastline) on internationally protected birds and habitat is contrary to Policy CS22 of the Council's adopted LDF Core Strategy as supported by the Habitats Regulations.

Planning application **14/00856/FUL** for the erection of 2x 2-storey 4-bedroom detached houses with associated parking and cycle/refuse storage and altered vehicular access from Lime Close (resubmission) was refused by Panel 5th August 2014 and a subsequent appeal was dismissed

Refusal 1 - Out of keeping with the character and appearance of the area

The proposed development by reason of its design, scale, height, layout, level of site coverage with buildings and hard surfacing would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers.

Reason for Refusal 2 - Insufficient parking and increased highway congestion

The proposed development is considered to provide an inadequate amount of on-site car parking for a development of 2 no. 4 bedroom houses within an area of low accessibility, having regard to the existing take-up of on-street parking adjoining the site (exacerbated by the proximity to nearby schools and Itchen College) and narrow carriageway width in Lime Close and Lime Avenue. Taken with the likely amount of car ownership and traffic generated by the development, it is considered that any car parking overspill from the development

would impact negatively on the amenities of those living in Lime Close and Lime Avenue and would lead to increased highway congestion in the area.

Planning application **13/01642/FUL** for the erection Of 3 X 2-Storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of an altered vehicular access from Lime Close. (Resubmission) which was refused by Panel on 20th January 2014 for the following reason:

Reason for Refusal - Out of keeping with the character and appearance of the area

The proposed development by reason of its design (resulting in bedrooms served by windows that are either required to be obscure glazed or rooflights), scale, height, layout, level of site coverage with buildings and hard surfacing and would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers

Planning application **13/00925/FUL** for the erection of 1 x 2-storey and 2 x 3-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of a new vehicular access from Lime Close was refused under delegated authority on 27th August 2013.

Reason for Refusal - Out of keeping with the character and appearance of the area

The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing and part three-storey scale would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers.

Planning Application **04/00257/OUT** for outline consent for the siting of 1 no. detached bungalow.
Refused under delegated powers on 7th April 2004.

Reason for Refusal - Out of keeping

The proposed location of the detached bungalow would result in development which would be out of keeping with the arrangement of nearby properties and would therefore harm the character of the established residential area; and would if permitted be likely to set a precedent which would make similar proposals harder to resist.

Planning application **03/01309/OUT** for Outline consent for the erection of a pair of semi-detached bungalows (consideration of siting only). Refused under delegated powers on 17.12.2003

Reason for Refusal - Out of keeping

The proposed location of the two semi-detached bungalows would result in development which would be out of keeping with the existing building line of adjacent properties and would therefore erode the spatial characteristics of the street scene and would if permitted be likely to set a precedent which would make similar proposals harder to resist.