



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town and Country Planning (Development Management Procedure) (England) Order 2015

Concept Design & Planning  
 Mr Rob Wiles  
 Morgans Yard  
 Shepherds Road  
 Bartley  
 Southampton SO402LH

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

#### FULL APPLICATION - REFUSAL

**Proposal:** Conversion of existing building from 5 flats to 10 flats (7x studio flats and 3x 1-bed flats) (part-retrospective)

**Site Address:** 32 Clifton Road, Southampton, SO15 4GX

**Application No:** 18/00590/FUL

For the following reason(s):

##### 01.REFUSAL REASON - Car Parking

Based on the information submitted, it has not been adequately demonstrated that the development would not have a harmful impact on the amenities of nearby residential occupiers through increased competition for on-street car parking. As such, it is not clear the level of car parking proposed is sufficient to meet the travel demands of the development, particularly since less spaces would be provided than the Council's maximum adopted standards. Furthermore the proposed site plan is considered to be inaccurate because there is currently insufficient space available to achieve an additional parking space (2.4m width) plus a minimum 900mm pedestrian access width without compromising the existing landscaping arrangements. The development would, therefore, be contrary to the provisions of Policies SDP1 and SDP4 of the City of Southampton Local Plan Review (2015), Policy CS19 of the Southampton Core Strategy Development Plan Document (2015) and the adopted Parking Standards Supplementary Planning Document (2011).

##### 02.REASON FOR REFUSAL - Lack of Section 106 or unilateral undertaking to secure planning obligations.

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.

**Note to Applicant - Community Infrastructure Liability (Refusal)**

You are advised that, had the development been acceptable, it could be liable to pay the Community Infrastructure Levy (CIL). Please ensure that, should you chose to reapply or appeal, you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/planning/community-infrastructure-levy/default.aspx> or contact the Council's CIL Officer

**Note to Applicant: Enforcement**

Due to the retrospective nature of the application this matter has now been passed to SCC Planning Enforcement



**Samuel Fox**  
**Planning & Development Manager**

6 July 2018

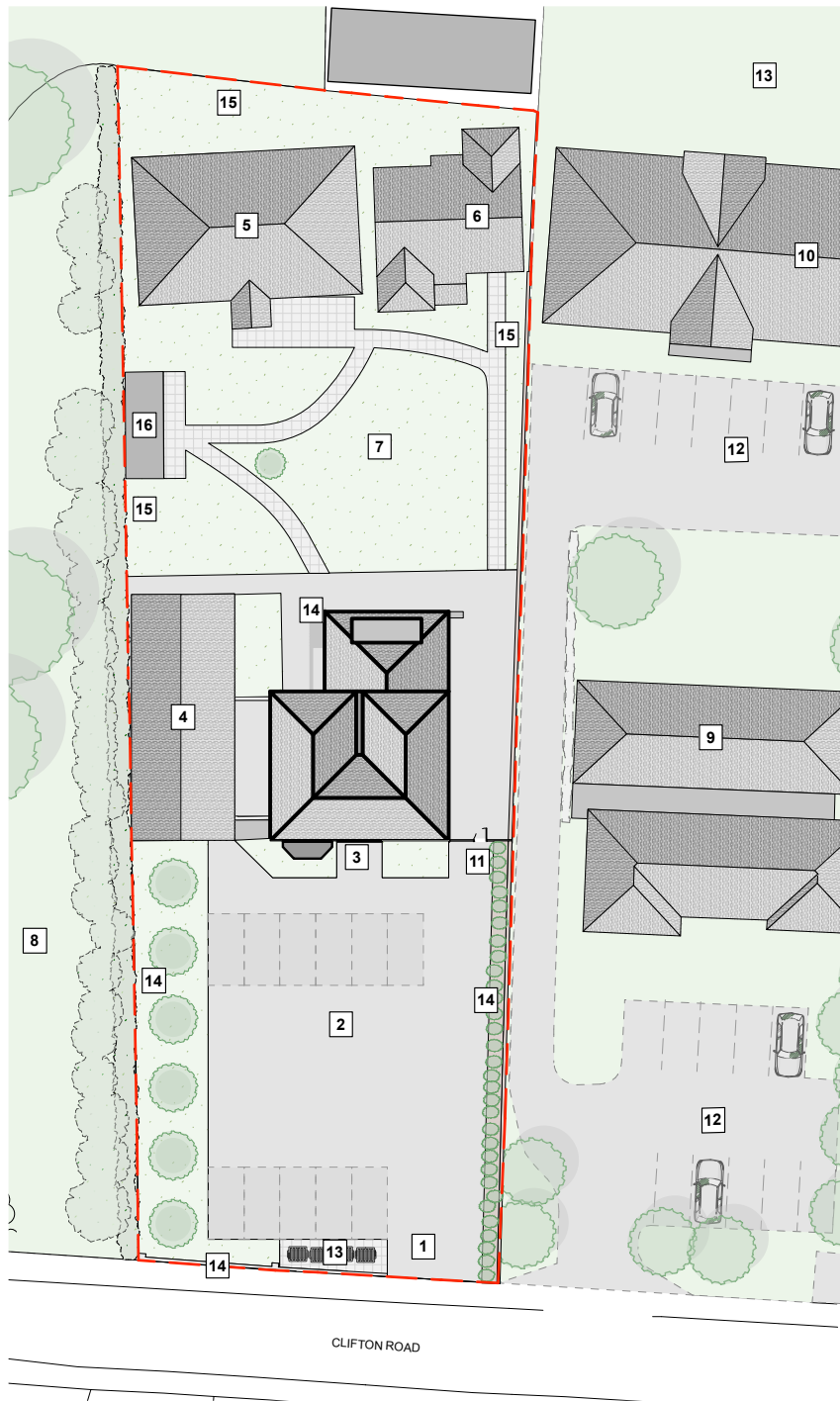
For any further enquiries please contact:

**Andrew Gregory**

**IMPORTANT NOTE TO APPLICANT**

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings:

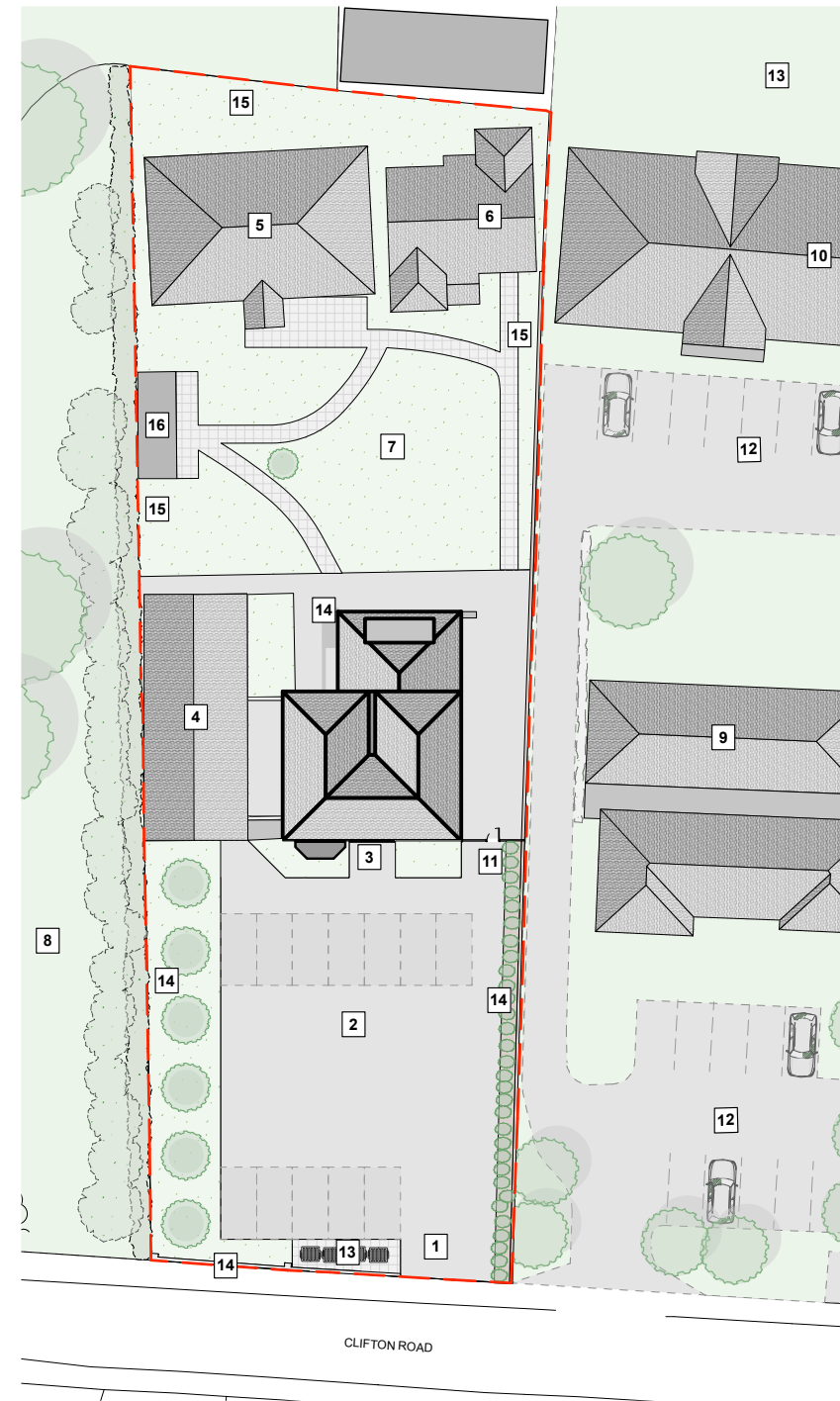
<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
C182/022.01		Location Plan	14.05.2018	Refused
C18/022.02		Site Plan	14.05.2018	Refused
C18/022.09		Floor Plan	14.05.2018	Refused
C18/022.10		Floor Plan	14.05.2018	Approved
C18/022.11		Elevational Plan	14.05.2018	Refused
C18/022.12		Elevational Plan	14.05.2018	Refused



existing site plan

Key to existing site plan:

- 1 access from Clifton Road
- 2 parking and turning
- 3 entrance to existing 5 flats
- 4 existing block
- 5 existing block
- 6 existing block
- 7 amenity
- 8 park
- 9 neighbouring block
- 10 neighbouring block
- 11 access to rear
- 12 parking to neighbouring development
- 13 refuse area
- 14 brick wall to boundary
- 15 fence to boundary
- 16 cycle store
- grass
- paving
- tarmac / hardstanding
- tree / planter



proposed site plan

Key to proposed site plan:

- 1 access from Clifton Road
- 2 parking and turning (additional 1 space)
- 3 entrance utilised
- 4 existing block
- 5 existing block
- 6 existing block
- 7 amenity
- 8 park
- 9 neighbouring block
- 10 neighbouring block
- 11 access to rear
- 12 parking to neighbouring development
- 13 refuse area
- 14 brick wall to boundary
- 15 fence to boundary
- 16 cycle store
- grass
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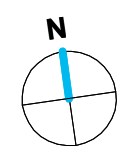
Rev:	Note:	Date:

Notes:

Do not scale from the drawing for other than planning purposes, all sizes to be confirmed on site before construction.

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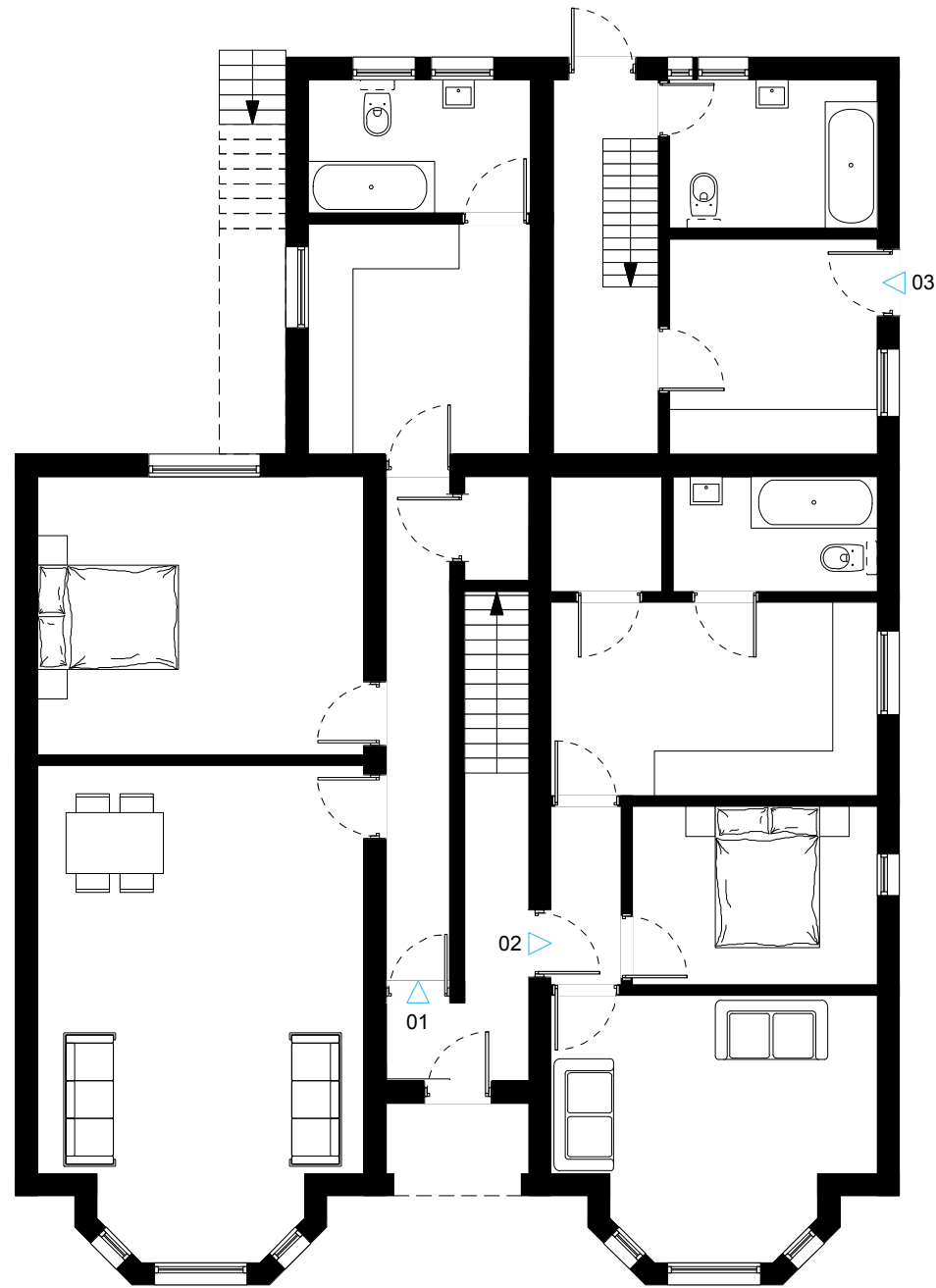
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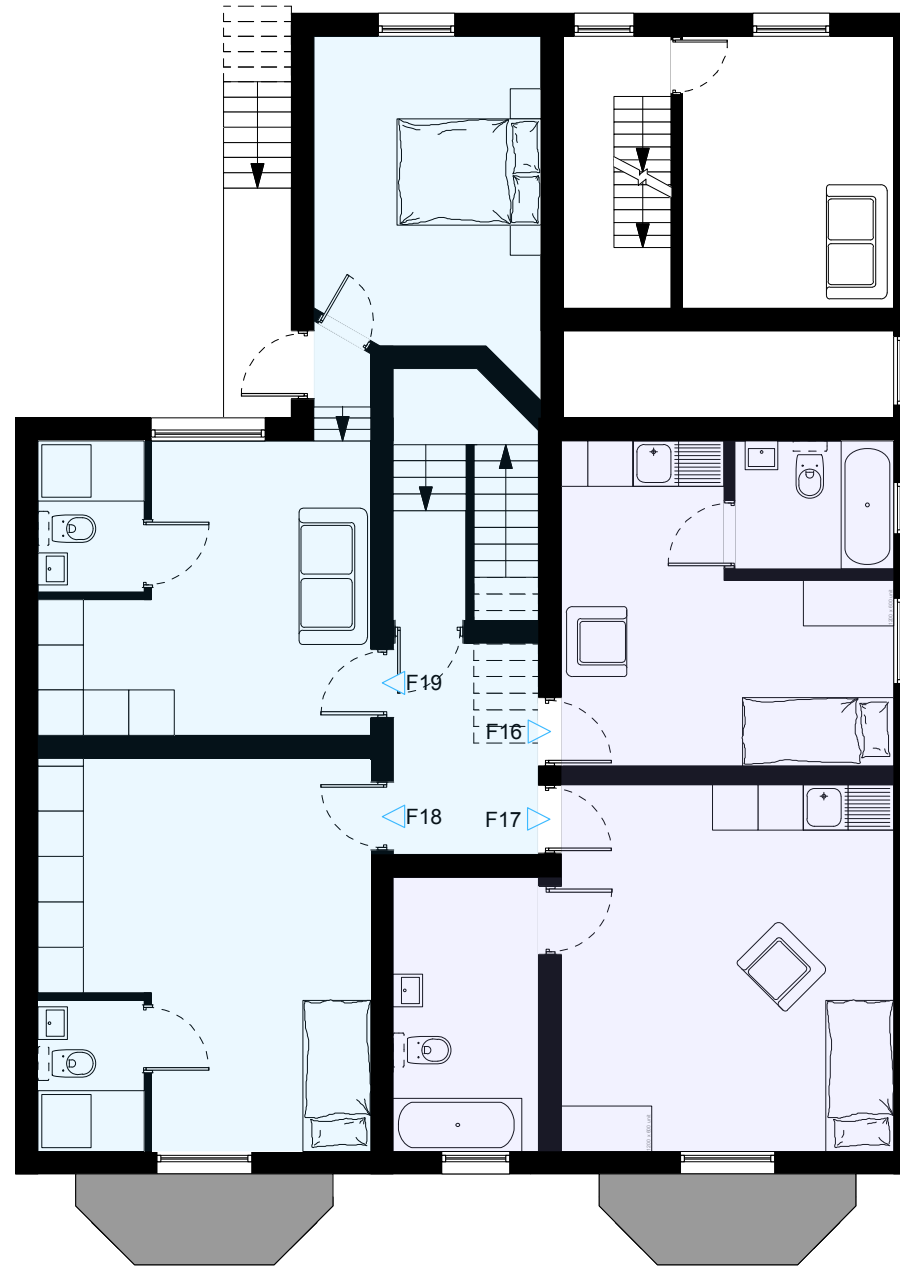
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Drawing:	Site Plans	Checked by:	RW
Drawing No:	C18/022.02	Revision:	*
Scale:	1:500 @ A3	Date:	Mar 2018

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existing ground floor plan



existing first floor plan

**accommodation schedule**

**previous**

- 01 1 bedroom flat @ 70sq/m
- 02 1 bedroom flat @ 45sq/m
- 03 1 bedroom flat @ 60sq/m
- 04 1 bedroom flat @ 56sq/m
- 05 2 bedroom flat @ 56sq/m

**existing**

ground floor

- 01 1 bedroom flat @ 70sq/m
- 02 1 bedroom flat @ 45sq/m
- 03 2 bedroom flat @ 56sq/m

first floor

- F16 studio flat @ 19sq/m
- F17 studio flat @ 29sq/m
- F18 studio flat @ 22sq/m
- F19 1 bedroom flat @ 31sq/m

7 flats on site

[5 flats existing, 2 flats retrospective]

**proposed**

ground floor

- F10 1 bedroom flat @ 33sq/m
- F11 studio flat @ 19sq/m
- F12 studio flat @ 24sq/m
- F13 studio flat @ 26sq/m
- F14 studio flat @ 28sq/m

first floor

- F15 1 bedroom flat @ 40sq/m
- F16 studio flat @ 19sq/m
- F17 studio flat @ 29sq/m
- F18 studio flat @ 22sq/m
- F19 1 bedroom flat @ 31sq/m

7 x studio flats

3 x 1 bedroom flats

increase of 5 units to 10 units

layout as per consented 12/01600/FUL application

single unit as per consented 12/01600/FUL application split to form 2 separate units

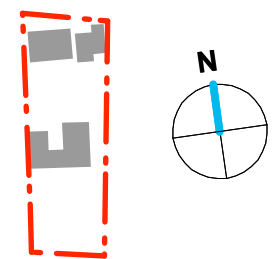
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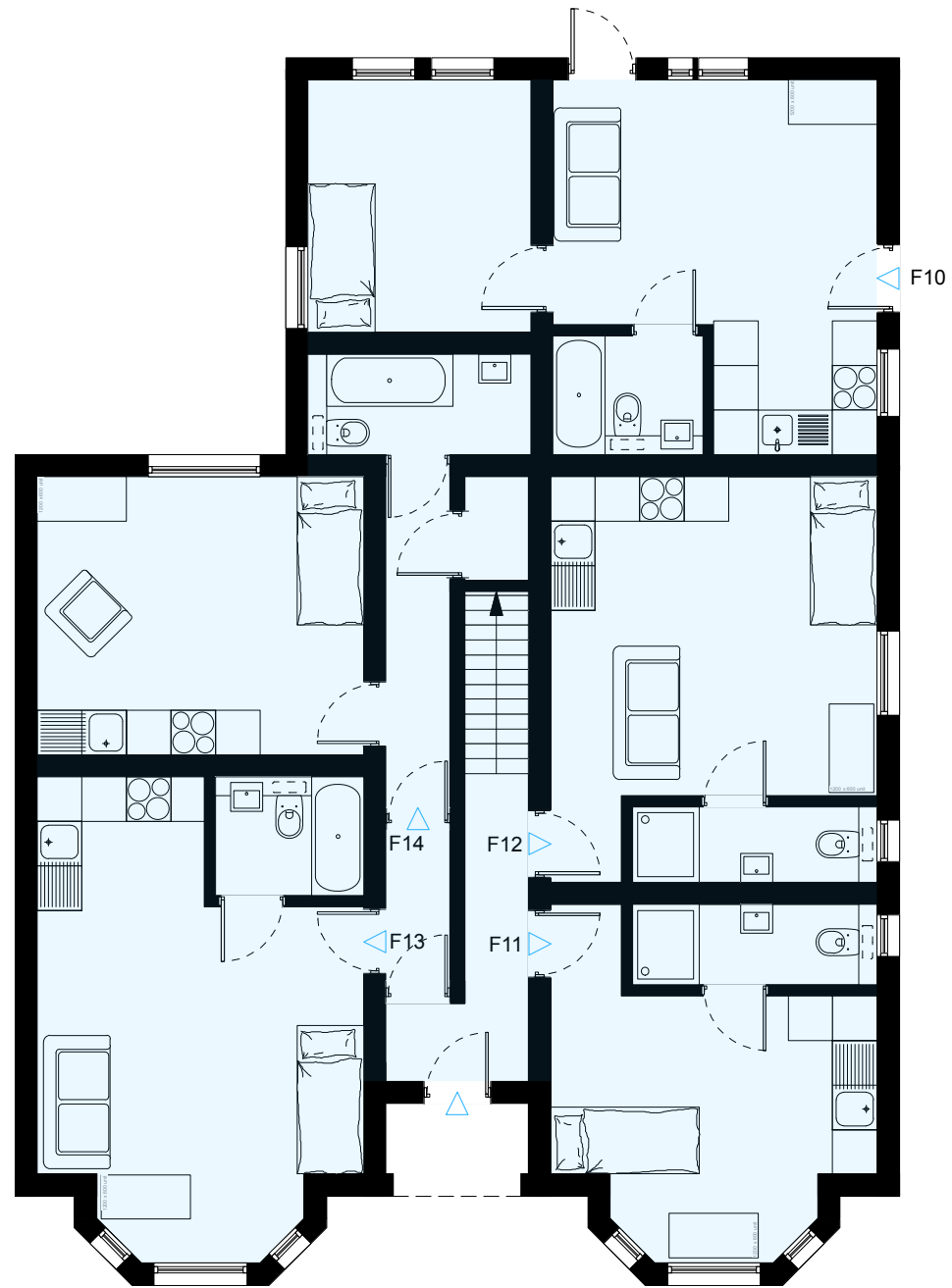


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Drawing:	Existing Floor Plans 1	Checked by:	RW
Drawing No:	C18/022.05	Revision:	*
Scale:	1:100 @ A3	Date:	Mar 2018

**concept**

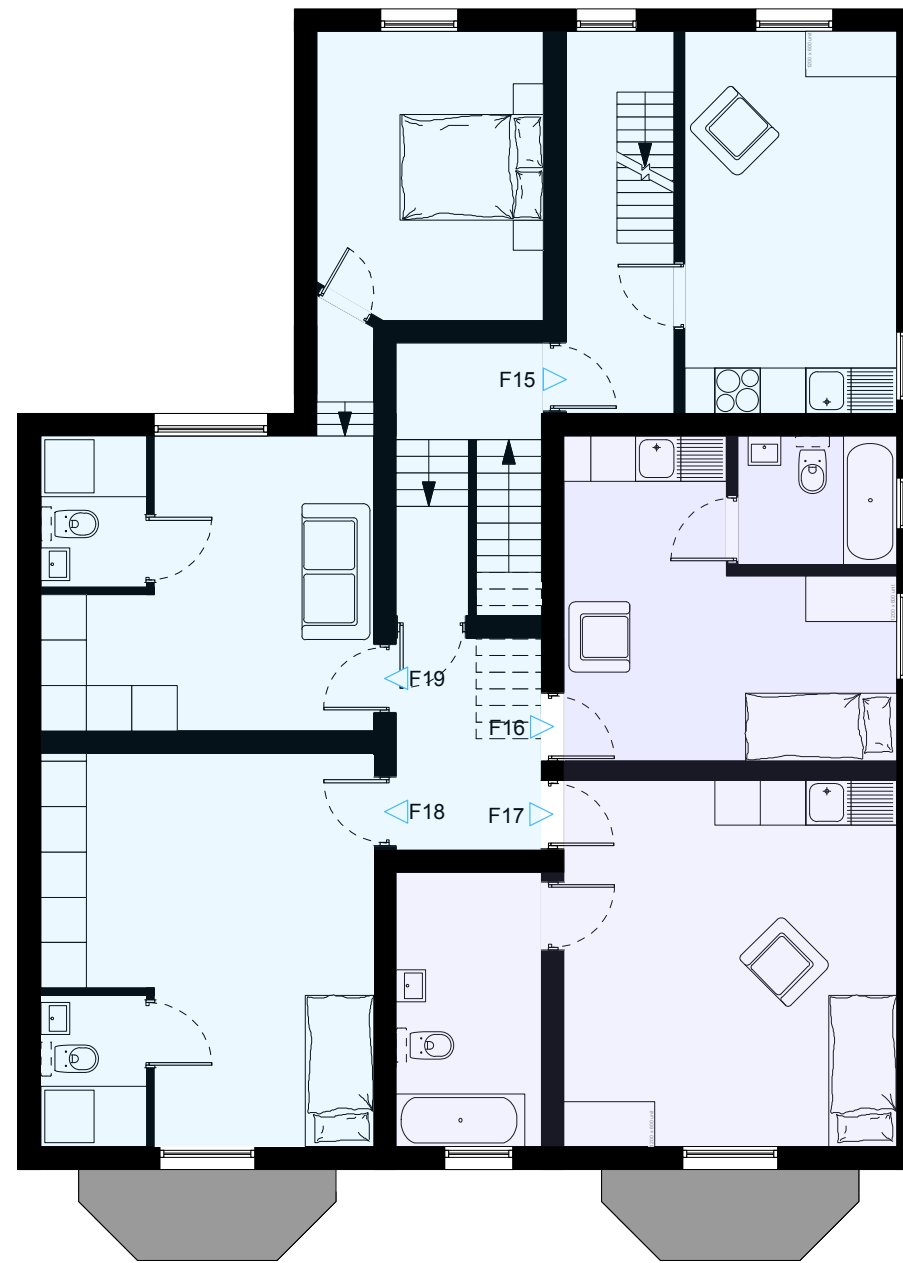
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proposed ground floor plan

[internal layout as consented 12/01600/FUL application]



proposed first floor plan

[internal layout as consented 12/01600/FUL application]

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light blue layout as per consented 12/01600/FUL application

light purple single unit as per consented 12/01600/FUL application split to form 2 separate units

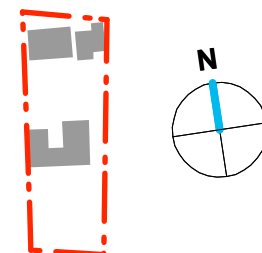
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Drawing:	Proposed Floor Plans 1	Checked by:	RW
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