

18/00358/FUL – Reasons for refusal.

1. REFUSAL REASON - Design

Whilst the principle of a flatted redevelopment scheme is accepted, the proposed development of this prominent corner site is considered to respond poorly and fails to integrate with its local surroundings by reason of its cramped design, its relationship with the existing pattern of development along Bitterne Road West and excessive site coverage. Furthermore:-

(a) The proposed building footprint and associated hard-standing and incorporation of raised balcony's results in an excessive site coverage that fails to respond to the spatial characteristics of the pattern and proportions of development along the Bitterne Road West frontage and within the local area.

(b) The need to incorporate a flat roof form, due to the proposed proportions of the building, results in the design which is out keeping and character with the traditional ridged roof form of buildings in the surrounding area.

(c) The limited available space, in combination with the footprint proposed, has led to a cramped form of development that lacks a convenient access to refuse, cycle storage and the retail parking space; and fails to provide adequate external residential amenity space that is fit for its intended purpose.

The points raised above are symptomatic of an overdevelopment.

In combination, these design issues result in a building that fails to respect the character of the area or the needs of its users and, as such, the proposed development is considered to be contrary to "saved" policies SDP1 (i) SDP7 (iii) (iv) (v) and SDP9 (i) (v) of the adopted City of Southampton Local Plan Review (March 2015) and Policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2015) as supported by paragraphs 2.3.14, 3.9.1, 3.9.2, 3.9.5, 4.4.1 and 4.4.3 of the Council's approved Residential Design Guide SPD (2006).

2. REASON FOR REFUSAL - Incomplete Car Parking Survey

The car parking survey information provided is deemed to be insufficient and fails to satisfactorily demonstrate that the amount of parking provided will be sufficient to serve this mixed use development. In the absence of sufficient information to justify nil provision of car parking on site for residents potential localised overspill parking from the development has the potential to be detrimental to the amenity of existing neighbours; who are reliant on the street for parking and who would then face further competition for space and the possibility of parking further away from their homes. The development proposal is therefore contrary to approved Policy SDP1 (i) of the Amended Local Plan review (2015) and the requirements of the Council's Approved Parking Standards SPD (2011).

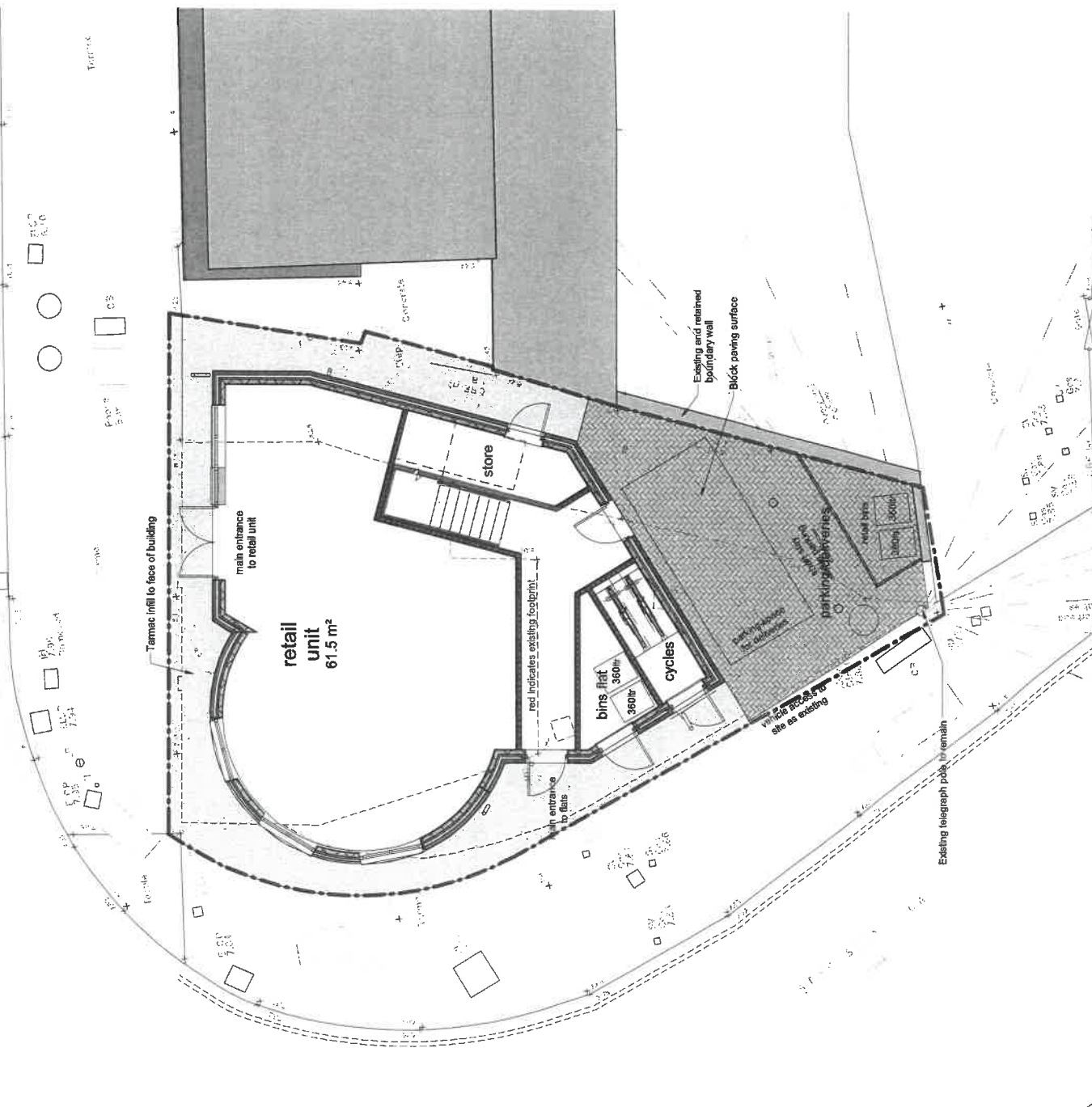
3. REASON FOR REFUSAL - Lack of Section 106 or unilateral undertaking to secure planning obligations.

In the absence of either a scheme of works, 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.

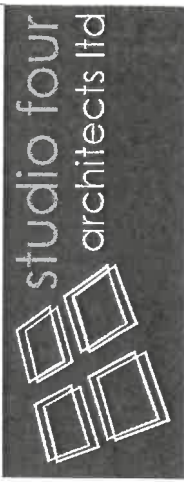
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1:100



K	GJ	parking and bins amended	01.06.18
J	GJ	storage amended	21.05.18
H	GJ	parking amended	17.05.18
G	GJ	parking spaces amended	20.04.18
F	GJ	updated for planning application	23.02.18
E	JD	general update	29.08.17
D	GJ	basement stairs added	20.07.17
C	GJ	general update following pre-app comments	27.04.17
B	GJ	updated for pre-app submission	20.02.17
A	GJ	general update	10.02.17

PLANNING

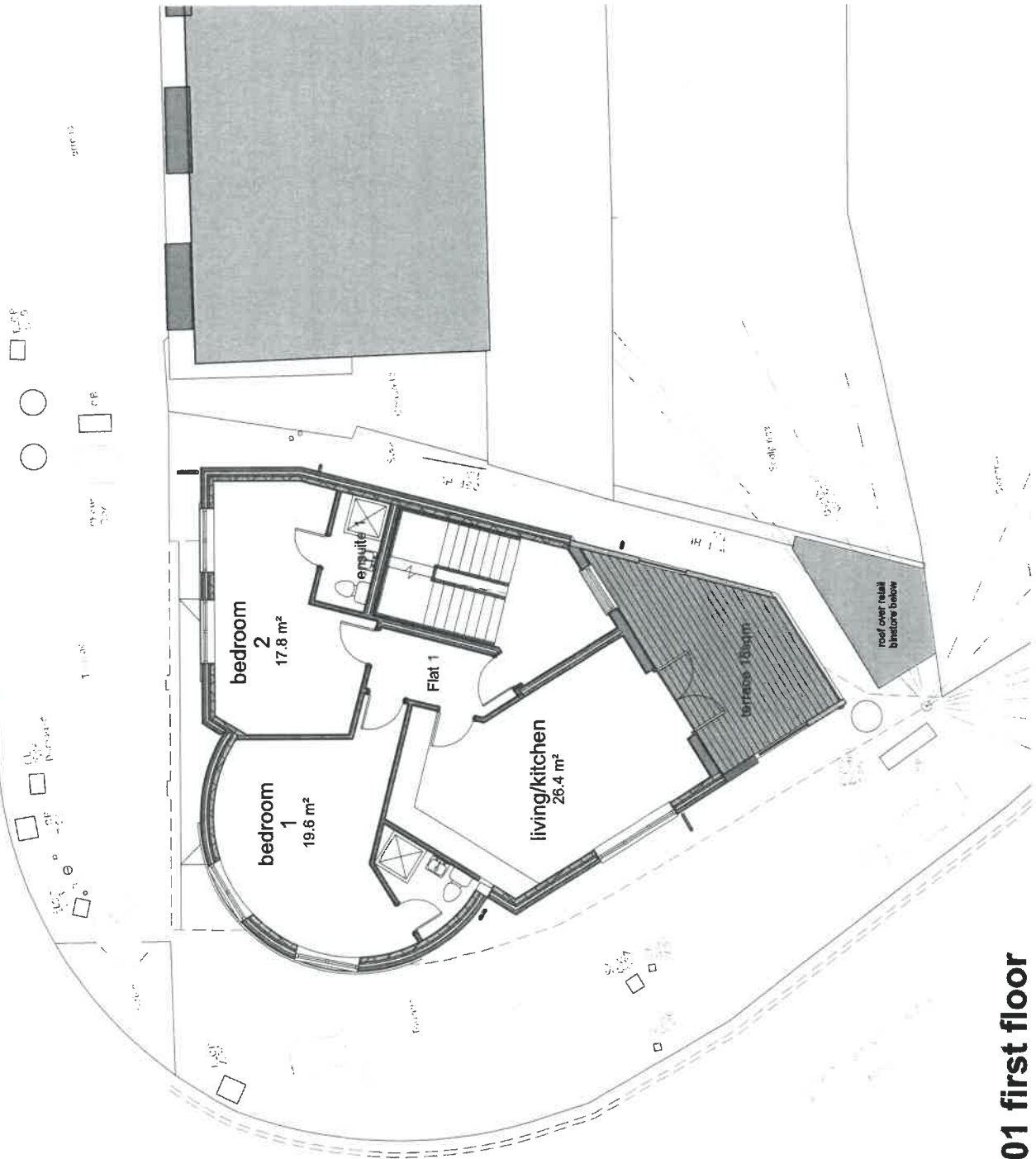
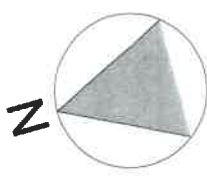


1-3 Lyon Street, Southampton, Hampshire, SO14 0LD
 admin@studiofourarchitects-soton.co.uk
 t: 023 8022 8923 www.studiofourarchitects.com

client	A Head Of Time Estates Ltd				
project	182-184 Bitterne Road West, Southampton				
title	ground floor/site plan as proposed				
date	22/07/16	scale	1 : 100	paper	A3
				drawn	GJ
				checked	gj
job no.	37009	dwg no.	01	rev. no.	K

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1:100



01 first floor
1 : 100

- E GJ parking and bins amended 01.06.18
- D JD general update 29.08.17
- C GJ general update following pre-app comments 27.04.17
- B GJ updated for pre-app submission 20.02.17
- A GJ general update 10.02.17

PLANNING

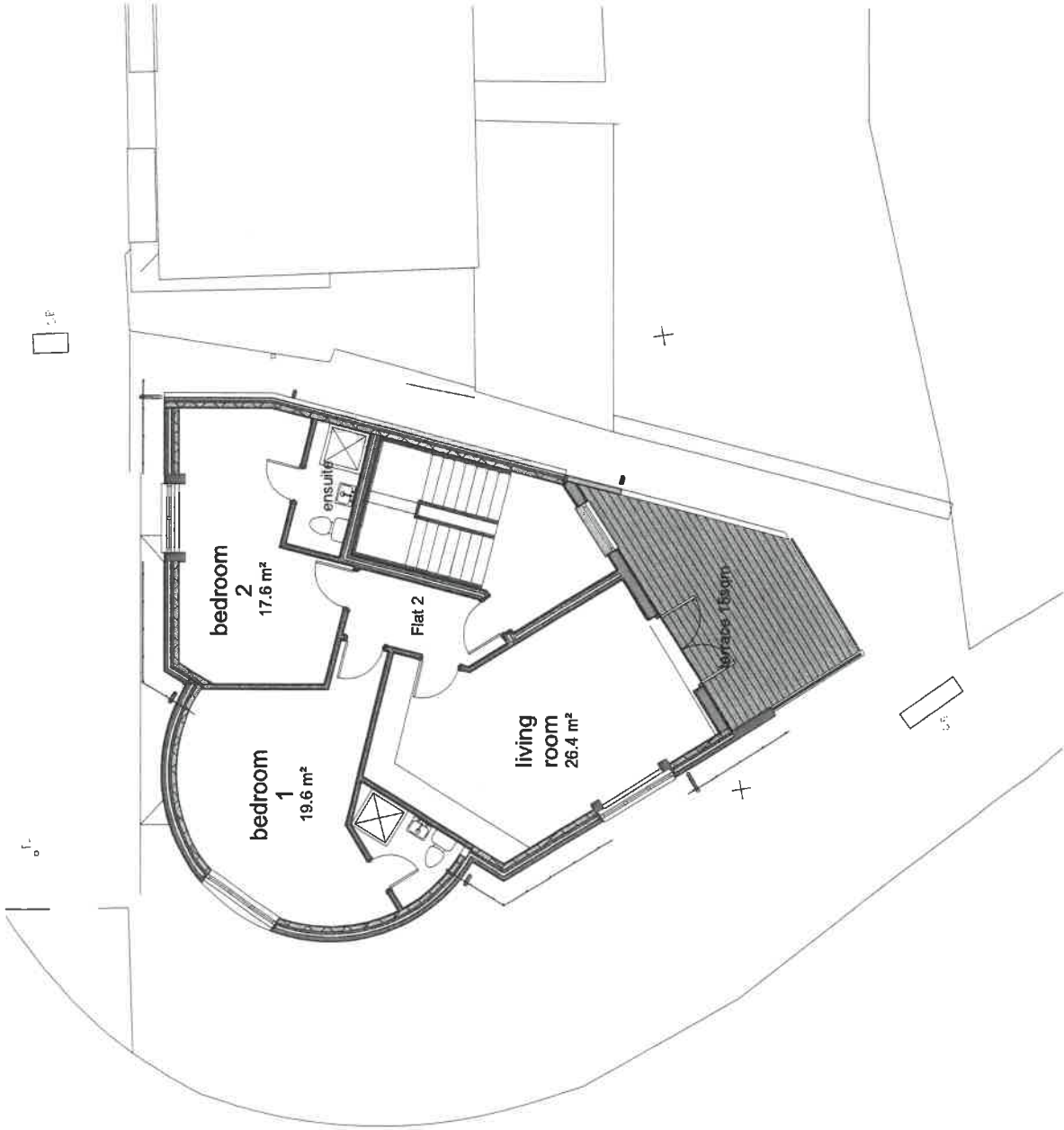
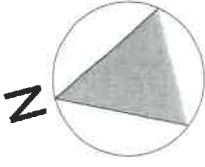


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 admin@studiofourarchitects-soton.co.uk
 t: 023 8022 8923 www.studiofourarchitects.com

client	A Head Of Time Estates Ltd				
project	182-184 Bitterne Road West, Southampton				
title	first floor plan as proposed				
date	28/09/16	scale	1 : 100	paper	A3
				drawn	gj
job no.	37009	dwg. no.	02	checked	
		rev. no.	E		

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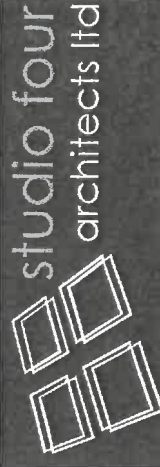
1:100



02 second floor
 1 : 100

- F GJ parking and bins amended 01.06.18
- E JD general update 29.08.17
- D GJ roof height adjusted 16.06.17
- C GJ general update following pre-app comments 27.04.17
- B GJ updated for pre-app submission 20.02.17
- A GJ general update 10.02.17

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1-3 Lyon Street, Southampton, Hampshire, SO14 0LD
 admin@studiofourarchitects-softon.co.uk
 t: 023 8022 8923 www.studiofourarchitects.com

client **A Head Of Time Estates Ltd**

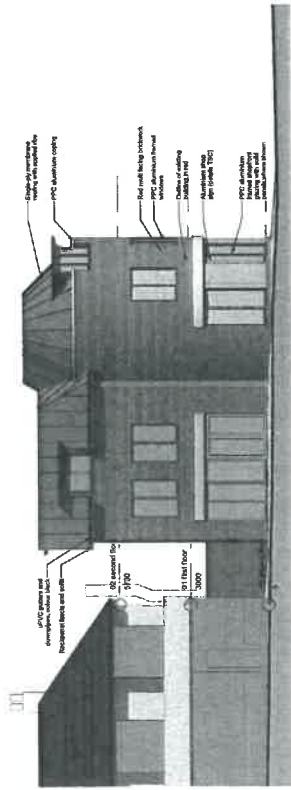
project **182-184 Bitterne Road West, Southampton**

title **second floor plan as proposed**

date **01/31/17** scale **1 : 100** paper **A3** drawn **GJ** checked **gj**

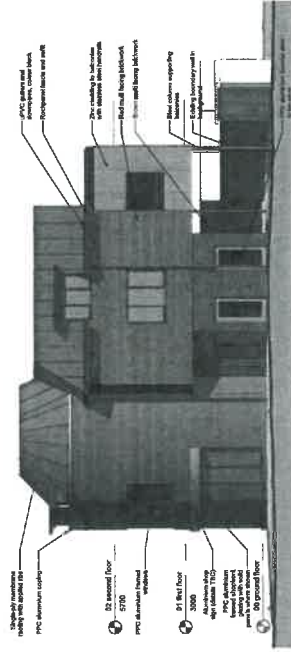
job no. **37009** dwg. no. **03** rev. no. **F**

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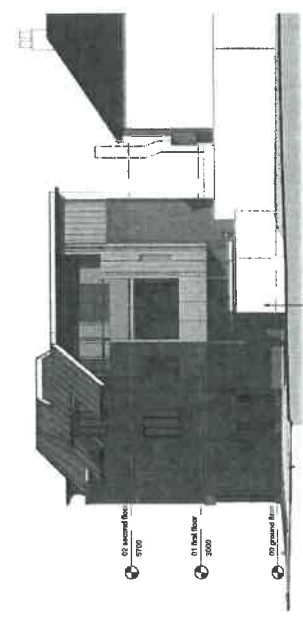


Application site

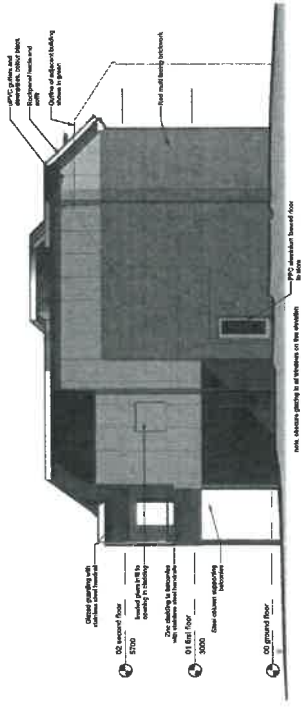
no. 186 Bitterne Road West
North (Bitterne Rd) elevation
 1 : 100



West (Atheistan Road) elevation
 1 : 100



South (rear) elevation
 1 : 100



East elevation
 1 : 100

C U parking and site amended
 B U
 A U included for planning application

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15, Lyon Street, Southampton, Hampshire, SO14
 01703 616161
 1022, 8022, 8033 www.studiofourarchitects.com

A Head Of Time Estates Ltd
 182-184 Bitterne Road West,
 Southampton

Aug 2017 1:100 A1 JD GJ
 37009 09 C