



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Mr Robin Reay
17 Bourne Avenue
Southampton
SO15 5NT

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:

OUTLINE APPLICATION - REFUSAL

Proposal: Demolition of the existing St. John's building and redevelopment of the site by the erection of 5 houses with associated access from St. James Road, parking and gardens (Outline application seeking approval for access, layout and scale).

Site Address: St Johns Church, St James Road, Southampton SO15 5FB

Application No: 20/00851/OUT

For the following reason(s):

01.Design & Character

The proposed development by reason of its layout, scale, massing and indicative form would be out of keeping with the character and appearance of the area. Furthermore, the rear garden size of the inner plots (nos. 3 and 4) is considered insufficient for 3-bed family accommodation within this suburban context and is symptomatic of a site overdevelopment. As such, the proposal would adversely affect the visual amenity of the surrounding area and provide sub-standard living conditions for the future occupiers and, therefore, would be contrary to saved policies SDP1(i), SDP7, SDP9 of the Local Plan Review (March 2015 amended) and CS5, CS13 of the Core Strategy (March 2015 amended) as supported by the relevant paragraphs in section 3 of the Residential Design Guide Supplementary Planning Document (September 2006) including 2.3.14; 3.7.5-3.7.8; 3.8.2-3.8.3; 3.9.5; 5.2.16.

02.Loss of privacy

The proposal would represent an un-neighbourly form of development with rear upper floor habitable room windows leading to harmful overlooking and loss of privacy of the adjacent neighbouring properties in Norfolk Road given the limited separation distance from neighbouring gardens and habitable room windows. As such, the proposal is judged to have an unacceptable loss of residential amenity and therefore would prove contrary to saved policy SDP1(i) of the Local Plan Review (March 2015 amended) as supported by the guidance set out in paragraphs 2.2.4-2.2.6 of the Residential Design Guide Supplementary Planning Document (September 2006).

03. Inadequate parking

The proposed layout fails to provide on-site parking spaces which accord with the minimum undercroft parking space size standards (3m x 6m) as set out within the Council's Parking Standards SPD combined with a substandard depth parking court to enable on site turning in a forward gear and as a consequence may lead to vehicles reversing out onto St James Road to the detriment of the road safety of other users. Based on the information submitted, it has not been adequately demonstrated that the parking demand of the development would not harm the amenity of nearby residential occupiers through increased competition for on-street car parking. The development would, therefore, be contrary to the provisions of Policy SDP1(i) 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).

Note to applicant - The guidance in the Parking Standards SPD (section 4.2.1 refers) expects the applicant to demonstrate that there is sufficient kerbside capacity to absorb the additional parking demand. This should be assessed by undertaking a parking survey using the preferred Lambeth model.

04. Reason For Refusal - Failure to enter into S106 agreement

In the absence of a completed Section 106 Legal Agreement, the proposals fail to mitigate against their direct impacts and do not, therefore, satisfy the provisions of Policy CS25 of the adopted Local Development Framework Core Strategy (2015) as supported by the Council's Developer Contributions Supplementary Planning Document (2013) in the following ways:-

- i. Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (as amended 2015), policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);
- ii. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- iii. In the absence of an alternative arrangement the lack of a financial contribution towards Solent Disturbance Mitigation Project (SDMP) in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), SDP12 of the City of Southampton Local Plan Review (Amended 2015), CS22 of the Core Strategy (Amended 2015) and the Planning Obligations SPD (September 2013) as supported by the current Habitats Regulations.



Paul Barton
Interim Head of Planning & Economic Development

13 October 2020

For any further enquiries please contact:
Stuart Brooks

PLANS AND INFORMATION CONSIDERED

WEBCHAT

southampton.gov.uk



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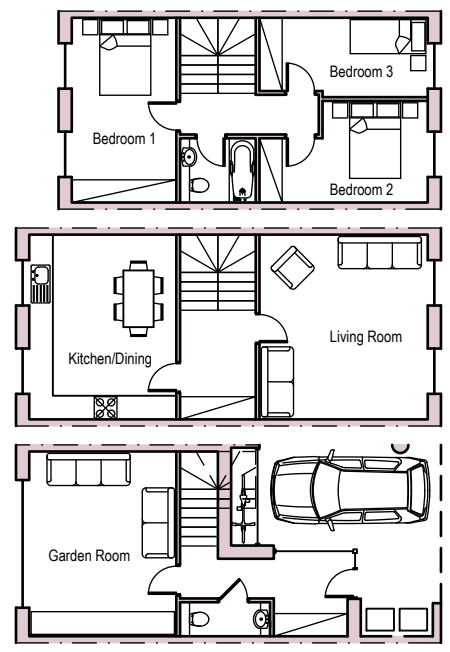
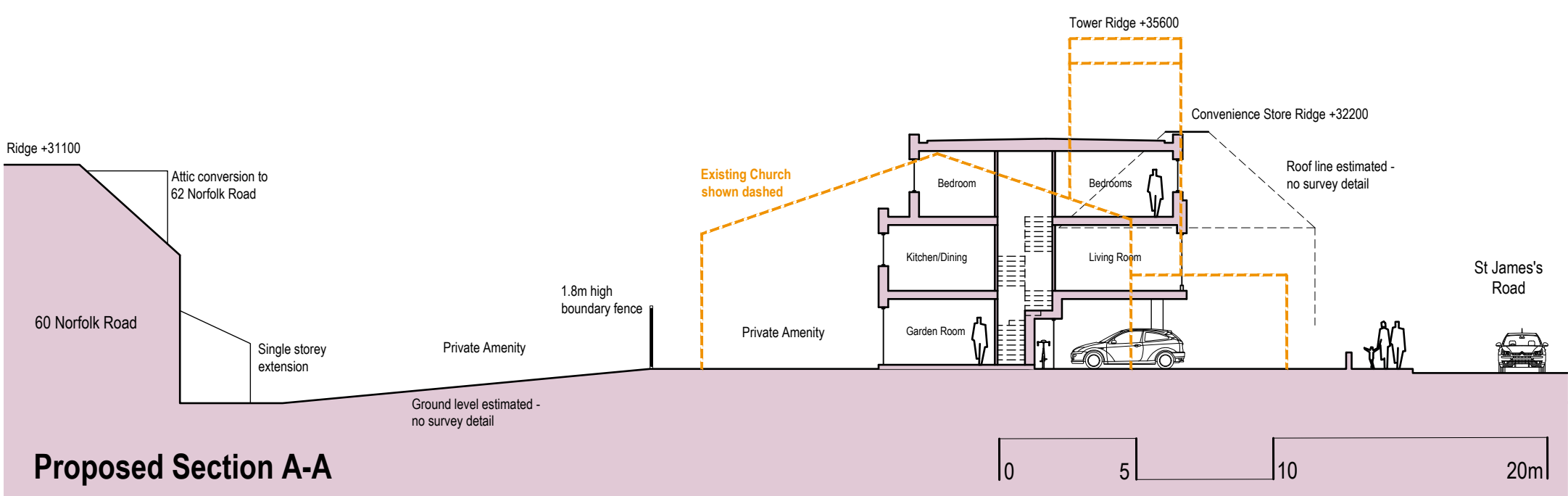
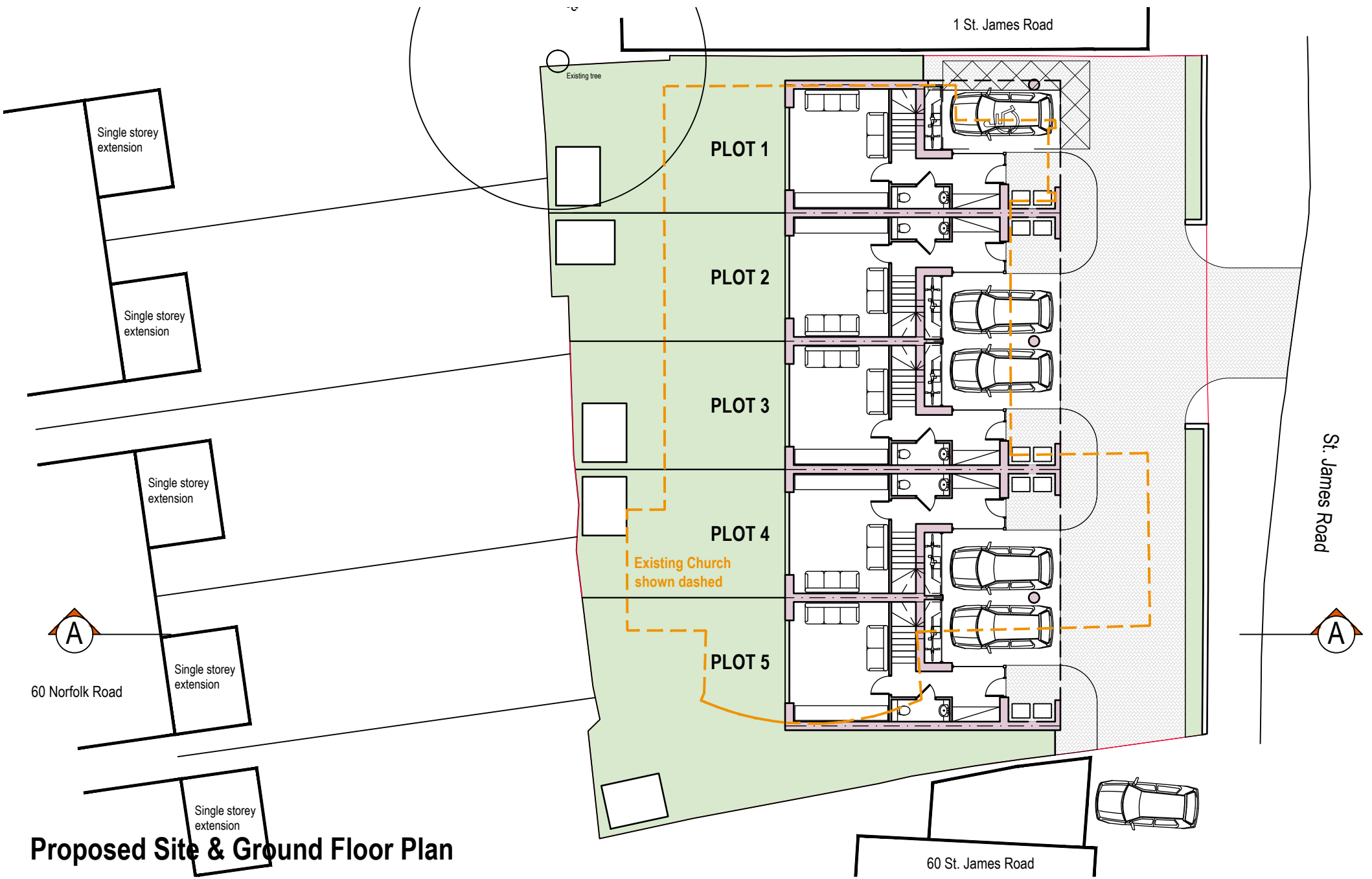


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DX115710 SOUTHAMPTON 17

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

Drawing No:	Version:	Description:	Date Received:	Status:
19012-A-PL-002	Rev A	Location Plan	20.07.2020	Refused
19012-A-PL-015	Rev A	Proposed Plans	20.07.2020	Refused
19012-A-PL-012	Rev A	Proposed Plans	20.07.2020	Refused
19012-A-PL-020	Rev A	Proposed Plans	20.07.2020	Refused
19012-A-PL-011	Rev A	Proposed Plans	20.07.2020	Refused



Proposed Floor Plans

notes

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5. DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE -XXXXX-A-X-XX-XX-XX

A Issued for Planning Application submission by others 2020.05.22 dp dp

rev. description date by ch

scale: 1:200 @ A3 client: St Johns Centre

date: 2019.12 project: 1a St James Road, Southampton. SO15 5FH

drawn: dp drawing: Illustrative Proposed Section A-A, Site Plan & Floor Plans

checked: AJC status: OUTLINE PLANNING APPLICATION

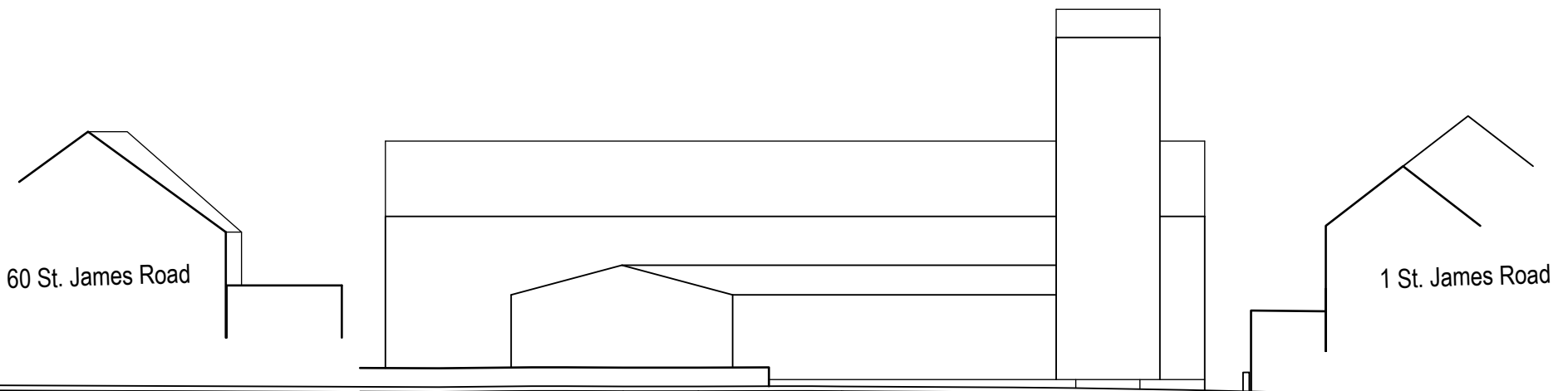
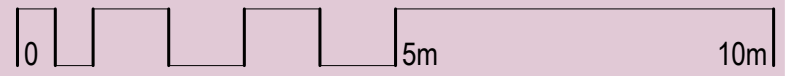
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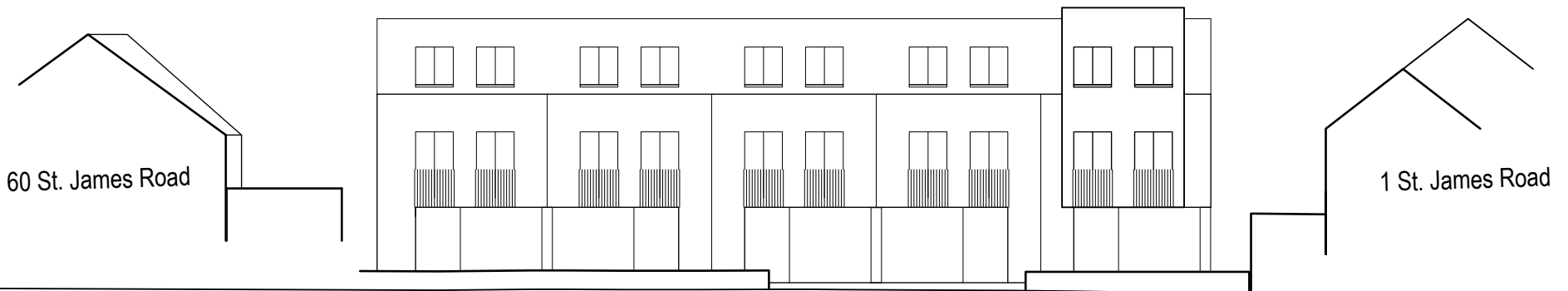
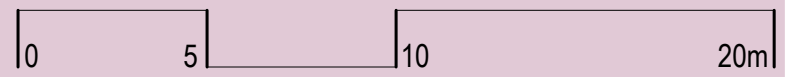
drawing No: **19012-A-PL-020** revision: **A**



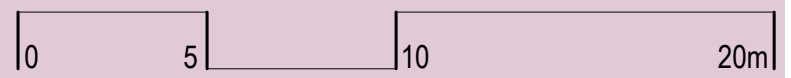
North-east Elevation



Existing Street Scene



Proposed Street Scene



notes

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MODEL FILE REFERENCE - XXXXX-A-X-XX-XX-XX

A	Issued for Planning Application submission by others	2020.05.22	dp	dp
rev.	description	date	by	ch

scale:	1:100 / 200 @ A3	client:	St Johns Centre
date:	2019.12	project:	1a St James Road, Southampton. SO15 5FH
drawn:	dp	drawing:	Illustrative Proposed North-east Elevation Existing Street Scene Illustrative Proposed Street Scene
checked:	AJC	status:	OUTLINE PLANNING APPLICATION

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drawing No: **19012-A-PL-015** revision: **A**