



DETERMINATION OF APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

SCANNED

02 JUN 2010

Town and Country Planning (General Development Procedure) Order 1995

Daniells Harrison Chartered Surveyors Attn Mr T Wright
 The Old Manor House
 Wickham Road
 Fareham
 PO16 7AR

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: **Redevelopment of the site following demolition of existing shop unit and erection of x 5 flats comprising 1 x 1 bed and 4 x 2 bed (two storey with accommodation in roof) with detached single storey bike store and refuse enclosure. New site boundary wall/railings/gates.**

Site Address: **182 - 184 Bitterne Road West Southampton SO18 1BE**

Application No: **10/00374/FUL**

For the following reason(s):

01.
 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 design, including flat roofed form, its relationship with the existing pattern of development along Bitterne Road West and the excessive site coverage (building and hard-standing) with a limited setting to the building. Furthermore:-

(a) The proposed building footprint and associated hard-standing results in an excessive site coverage that fails to respond to the spatial characteristics of the pattern and proportions of buildings along the Bitterne Road West frontage .

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

(c) Poorly located refuse and cycle storage facility; and amenity space is proposed in relation to the entrance to the residential units, whereby residents have to enter the public highway between the store/amenity space and the entrance to the flats. The poor functionality and accessibility of the arrangement is 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 (i) (iii) (iv) (v), SDP8 (i) (ii) and SDP9 (i) (iv) (v) of the adopted City of Southampton Local Plan Review (March 2006) and Policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

02.

REFUSAL REASON - Residential Environment

The Local Planning Authority is not satisfied that the proposed residential accommodation provides an attractive and acceptable living environment for prospective residents, in particular:

(a) The proposal fails to provide adequate external space which is fit for its intended purpose to serve the on-site amenity space needs of prospective residents, including external seating and areas for drying clothes, as required by adopted City of Southampton Local Plan Review (2006) Policy SDP1 (i) and SDP7 (v) as supported by paragraph 2.3.14 and section 4.4 of the Council's approved Residential Design Guide SPD (2006);

(b) Failure to provide details concerning the impact of poor air quality and noise generated within close proximity to the site; and an investigation of potential mitigation measures results in a development which fails to prove that the environmental conditions for residents shall be acceptable. As such the development would be contrary to policies SDP1 (i), SP15 (ii), SDP16 (ii) and H2 (iv) of the adopted City of Southampton Local Plan Review (March 2006)

(c) Poorly located refuse and cycle storage facilities and amenity space are proposed in relation to the entrance to the residential units, whereby residents have to enter the public highway between the cycle store and the entrance to the flats. Access to the amenity space is achieved via a gated entrance which is within the immediate proximity of a habitable room window of one of the ground floor flats. Accordingly the scheme does not comply with the Council's adopted Policy SDP1 (i) of the adopted City of Southampton Local Plan (March 2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

(d) Lack of defensible space in front of habitable room windows and proposed entrances to the flats would unacceptably affect the amenity and sense of safety and security of the occupants of the proposed residential units, as a consequence the development would poorly integrate into the local community. Accordingly the scheme does not comply with the Council's adopted Policy SDP1 (i), SDP8 (ii) and SDP10 (iii) of the adopted City of Southampton Local Plan (March 2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

03.

REFUSAL REASON - Highway Safety

The proposed development by reason of its footprint and access arrangement, which includes door, window and gated openings which would overhang the public footpath which borders the site would give rise to highway safety concerns owing to the obstruction of the public highway. Accordingly the scheme fails to comply with "saved" policies SDP1 (i) and SDP7 (i), (iii) and (v) of the adopted City of Southampton Local Plan Review (March 2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

04.

REFUSAL REASON - Code for Sustainable Homes and Climate Change

In the absence of any commitment to the Code for Sustainable Homes, an improvement of energy and water efficiency, sustainable urban drainage and a low carbon development the application has failed to demonstrate that it can satisfy the requirements of the adopted LDF Core Strategy Policy CS20 as supported by Part 7 of the Council's approved Residential Design Guide SPD (2006) which seek to contribute towards tackling climate change as required by the Council's Climate Change Strategy (2004) and PPS1.

05.

REFUSAL REASON - Section 106

In the absence of a completed S.106 Legal Agreement the proposals fail to mitigate against their direct impact and do not, therefore, satisfy the provisions of Policy CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the Council's Supplementary Planning Guidance on Planning Obligations (August 2005 as amended) in the following ways:-

A) Measures towards the relevant elements of public open space required by the development in accordance with Policies CS21 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the adopted SPG relating to Planning Obligations (August 2005) in relation of amenity open space, play space and playing field. .

B) Measures to support site specific transport contributions for highway improvements in the vicinity of the site in accordance with Policies CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended)

C) Measures to support strategic transport projects for transportation improvements in the wider area in accordance with Policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);

D) The provision of affordable housing in accordance with Policies CS15, CS16 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);

(E) In the absence of a Highway Condition survey the application fails to demonstrate how the development will mitigate against its impacts during the construction phase;



 **Paul Nichols**
Head of Planning & Sustainability

24 May 2010

For any further enquiries please contact:
Mathew Pidgeon

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.

Drawing No:	Version:	Description:	Date Received:	Status:
100 REV A		Site Plan	29.03.2010	Refused
101		Floor Plan	29.03.2010	Refused
102		Floor Plan	29.03.2010	Refused
103		Elevational Plan	29.03.2010	Refused
104		Elevational Plan	29.03.2010	Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within the timescales set out below.

1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at www.planning-inspectorate.gov.uk** or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority.
2. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
5. The applicant is recommended to retain this form with the title deeds of the property

Please address any correspondence in connection with this form, quoting the application No to: **Development Control Service, Southampton City Council, Civic Centre, SOUTHAMPTON, SO14 7LS**

101005741 JM

NB

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PLANNING
29 MAR 2010

no.	description	date	checked by
A	Cycle and Bin Store details added	24.03.10	

182-184 Bitterne Road West
Southampton
Hampshire

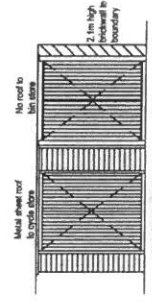
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Client		Moor Construction	
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Checked by		Date	11.03.10
Job no.	090616	Page no.	100
		of A	

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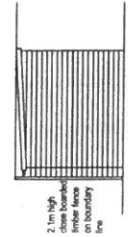
RICS
The Institution of
Chartered Surveyors
Registered
Professional Building Surveying Firm



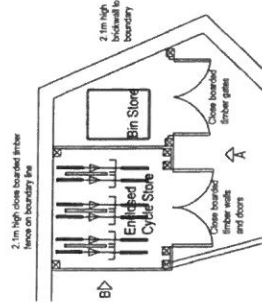
Site Location Plan
Scale- 1:1250 @A3



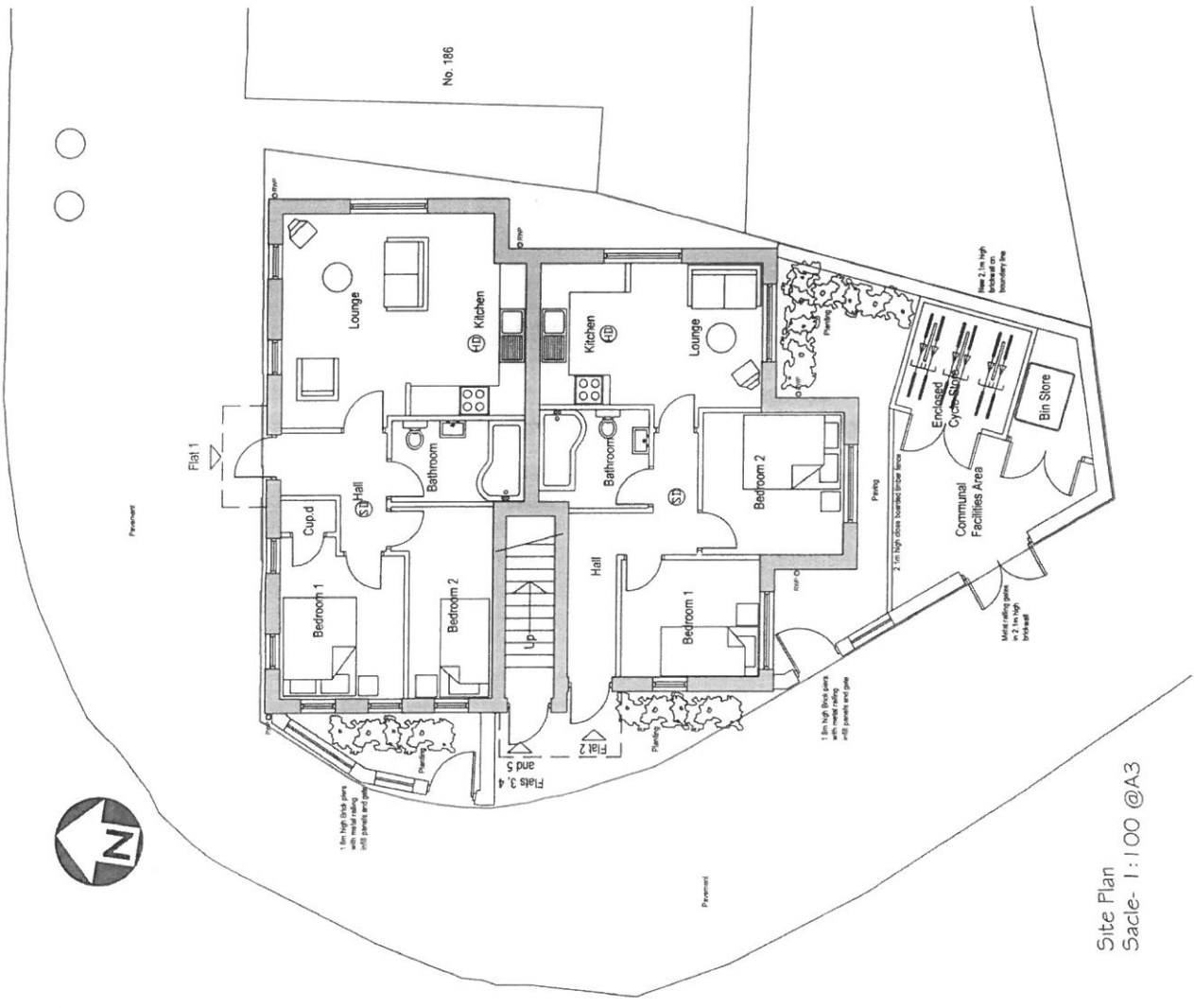
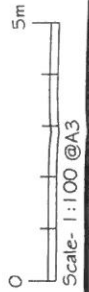
Cycle Store Elevation A
Scale- 1:100 @A3



Cycle Store Elevation B
Scale- 1:100 @A3



Communal Facilities Plan
Scale- 1:100 @A3



Site Plan
Scale- 1:100 @A3

10100374/FW

ND

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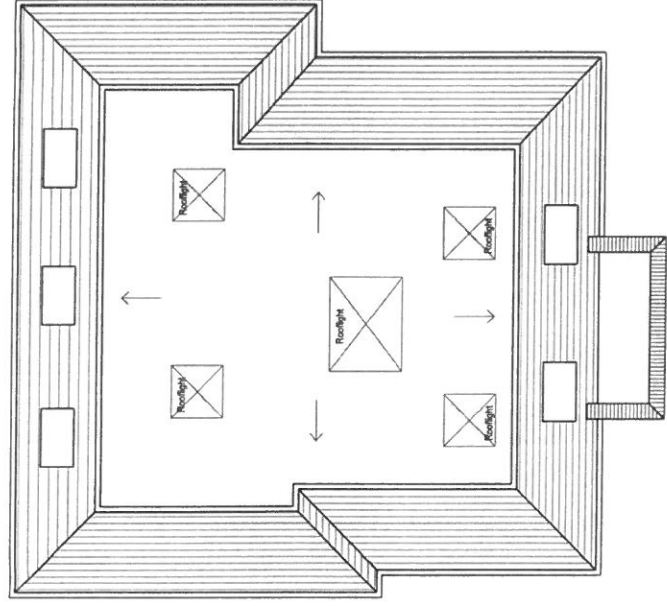
REV	DESCRIPTION	DATE	CHECKED BY

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 Southampton
 Hampshire

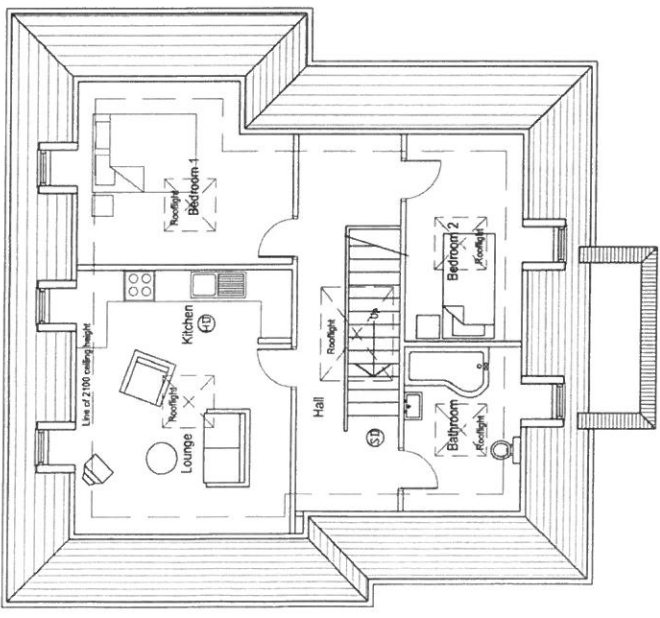
TITLE
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 CLIENT
 Moor Construction

SCALE
 1:100 @A3
 DRAWN BY
 TW
 CHECKED BY
 TW
 DATE
 11.03.10
 DATE
 11.03.10
 JOB NO
 090616
 DRAW NO
 102

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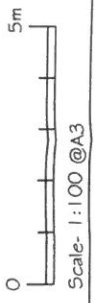


Roof Plan



Second Floor Plan

Area Schedule	
Ground Floor-	
Flat 1:	2bed 46sqm
Flat 2:	2 bed 41sqm
First Floor	
Flat 3:	2bed 45sqm
Flat 4:	1bed 35sqm
Second Floor	
Flat 5:	2bed 67sqm



10/00/574/PW

NB

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 17 MAR 2010
 29 MAR 2010

no	description	date	checked by

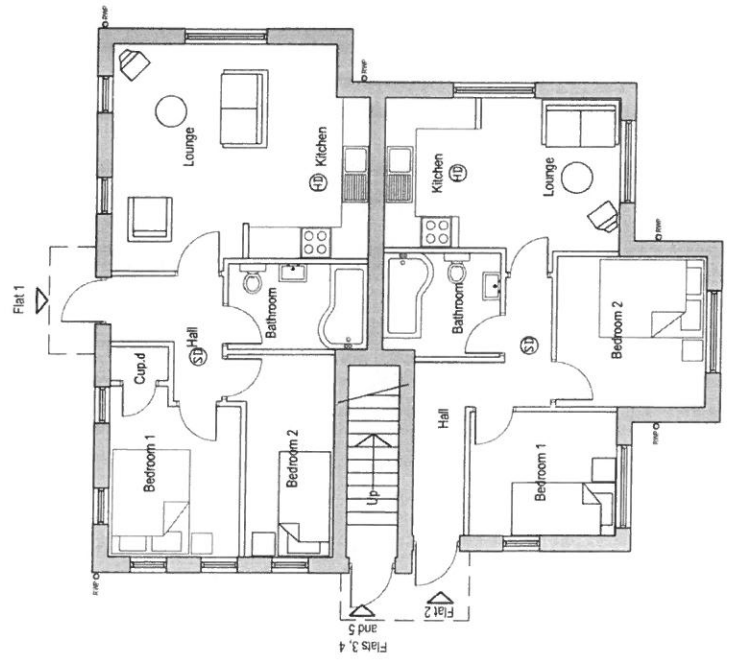
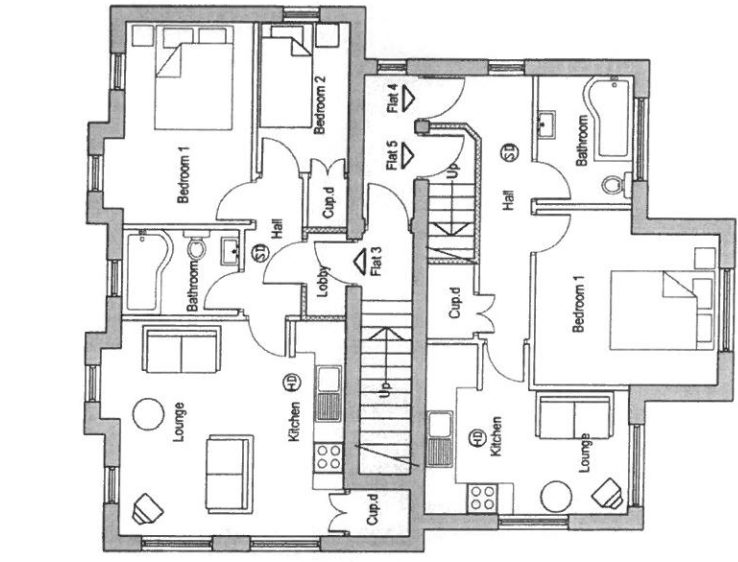
182-184 Blitteme Road West
 Southampton
 Hampshire

title: GA Ground and First Floor Plans
 client: Moor Construction

Scale: 1:100 @A3
drawn by: TW
checked by: TW
date: 11.03.10
date: 11.03.10
proj no: 090616
app no: 101
rev:

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Area Schedule	
Ground Floor-	
Flat 1: 2bed	46sqm
Flat 2: 2 bed	41 sqm
First Floor	
Flat 3: 2bed	45sqm
Flat 4: 1bed	35sqm
Second Floor	
Flat 5: 2bed	67sqm