



DETERMINATION OF APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

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

ACA Design Ltd
 Mr Amrik Chahal
 9 Woodside Avenue
 Eastleigh
 SO50 9ES
 United Kingdom

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: **Erection of a single storey side, two storey rear extensions, alterations to existing roof and creation of two additional units (including accommodation within the roof space).**

Site Address: **7 Willis Road, Southampton, SO16 2NS**

Application No: **20/00672/FUL**

For the following reason(s):

01.Out of Character

The mass and bulk of the proposed first and second floor extensions in terms of their rearward projection and height (to eaves and ridge line) would over-dominate the character and proportions of the host property. Furthermore, the roof extension would appear disproportionate and top heavy to the appearance of the main roof. As such, the proposal would adversely affect the character and appearance of the local area and therefore would be contrary to saved policies SDP1, SDP7, SDP9 of the Local Plan Review (March 2015 amended) and CS13 of the Core Strategy (March 2015 amended) as supported by the relevant design guidance set out in section 2 of the Residential Design Guide Supplementary Planning Document (September 2006).

02.Impact on protected trees

Notwithstanding the assessment made by the supporting Arboricultural Statement, the additional footprint size of the proposed development, due to the foundations, would appear to encroach into the root protection area of the adjacent protected Yew tree. The introduction of a extension towards the canopy of the protected tree is likely to result in a necessity to prune the canopy in the short term future to provide adequate clearance or due to tree debris falling into the guttering. The proposal on the western aspect of the host building cannot therefore be supported due to the potential harm to the protected tree and, therefore, would be contrary to saved policy SDP1, SDP7 and SDP12 of the Local Plan Review (March 2015 amended) and CS13 of the Core Strategy 2015 as supported by the design guidance set out in section 4.7 of the Residential Design Guide SPD (September 2006).

03.Poor living conditions

A number of the proposed studio flats fall significantly under the guideline of the minimum floor area as set out the the national described floor space standards (dated March 2015) . Notwithstanding that the quality of the accommodation in part is being improved by providing self contained wash and toilet facilities, the small and tight size of the flats are not characteristic of the type of accommodation found this suburban location. The small cramped nature of these units are considered to create inadequate living conditions to the detriment of the future occupants. Furthermore, limited weight should be given to the quality of the existing accommodation due to the uncertainty of the lawfulness of the residential units. As such, the proposal is

considered to be contrary to saved policy SDP1(i) and H7 of the Local Plan Review (March 2015 amended) as the development would fail to provide high standard of residential design nor a good standard of amenity for the future occupants and section 2 of the Residential Design Guide (2006).

04. Insufficient parking

Notwithstanding that the parking on the frontage already exists, these spaces should not be counted to the overall off-road parking provision given the harm to the character of the street scene from the car dominated appearance of the frontage and the potential for poor visibility of parked vehicles sandwiched together. 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), SDP7 of the City of Southampton Local Plan Review (2015), Policy CS13, CS19 of the Southampton Core Strategy Development Plan Document (2015) and the adopted Parking Standards Supplementary Planning Document (2011) and the relevant design guidance set out in section 5 of the Residential Design Guide SPD (September 2006).

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.

05. 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.



Paul Barton
Interim Head of Planning & Economic Development

22 July 2020

For any further enquiries please contact:
Stuart Brooks

PLANS AND INFORMATION CONSIDERED

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:
2019/03		Proposed Plans	27.05.2020	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 under Section 78 of the Town and Country Planning Act 1990.



WEBCHAT

southampton.gov.uk



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DX115710 SOUTHAMPTON 17

1. Appeals **must be registered within six months of the date of this notice** and be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
2. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
5. 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.
6. 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.
7. 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.
8. 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 number to:
Development Management, Southampton City Council, Lower Ground Floor, Civic Centre, Southampton, SO14 7LY



[southampton.gov.uk](https://www.southampton.gov.uk)



DX115710 SOUTHAMPTON 17



SOUTH ELEVATION



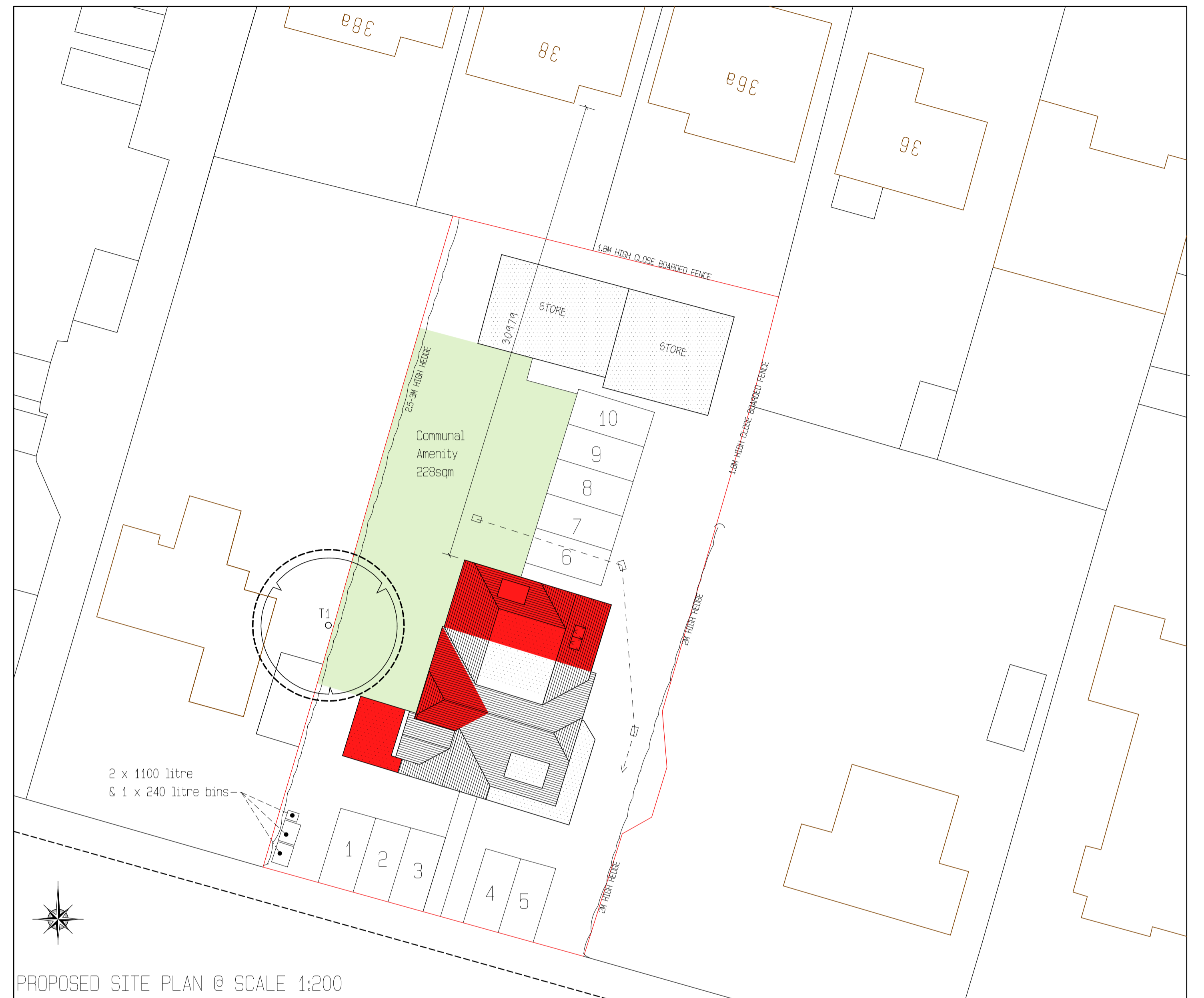
EAST ELEVATION



NORTH ELEVATION



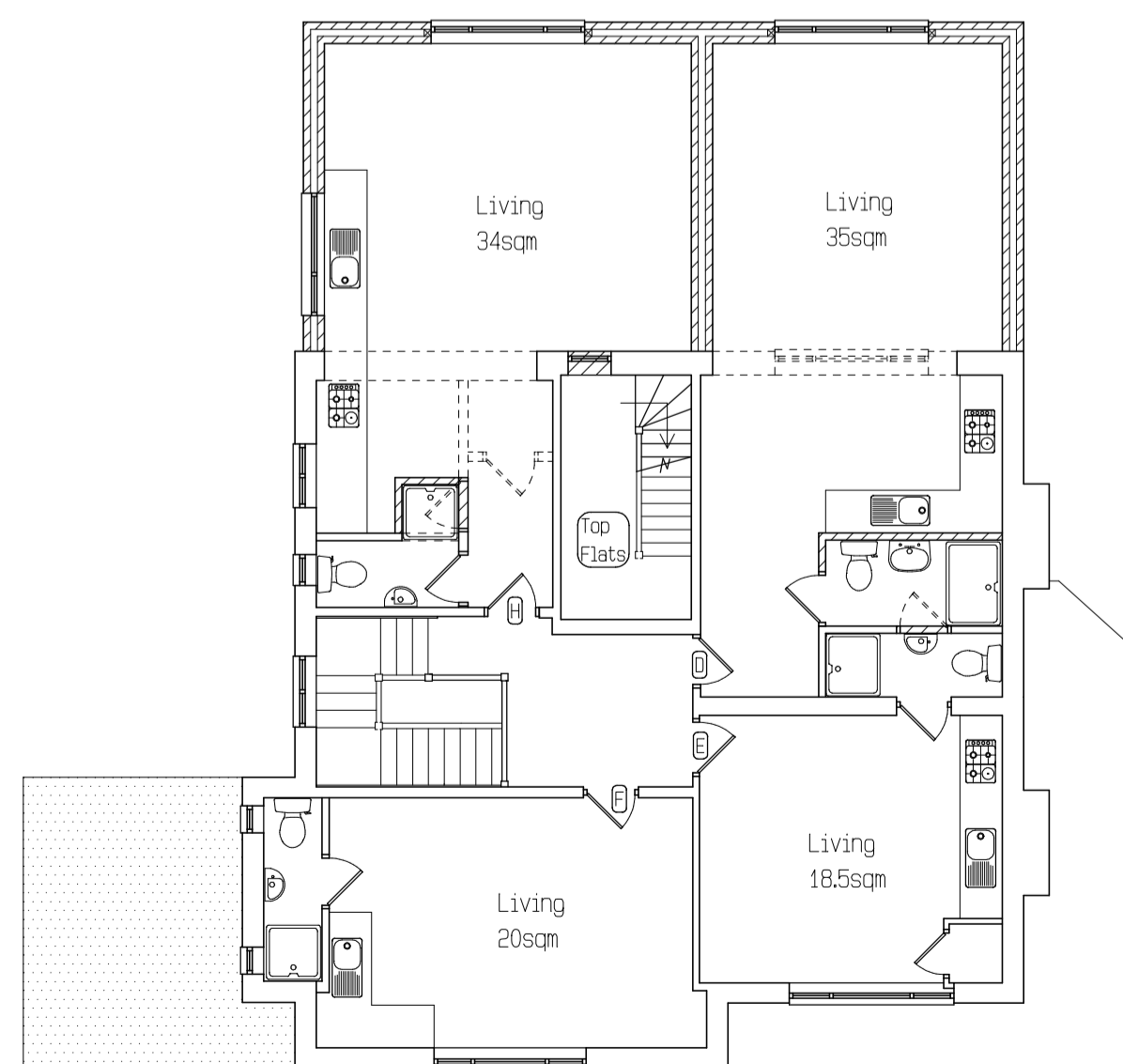
WEST ELEVATION



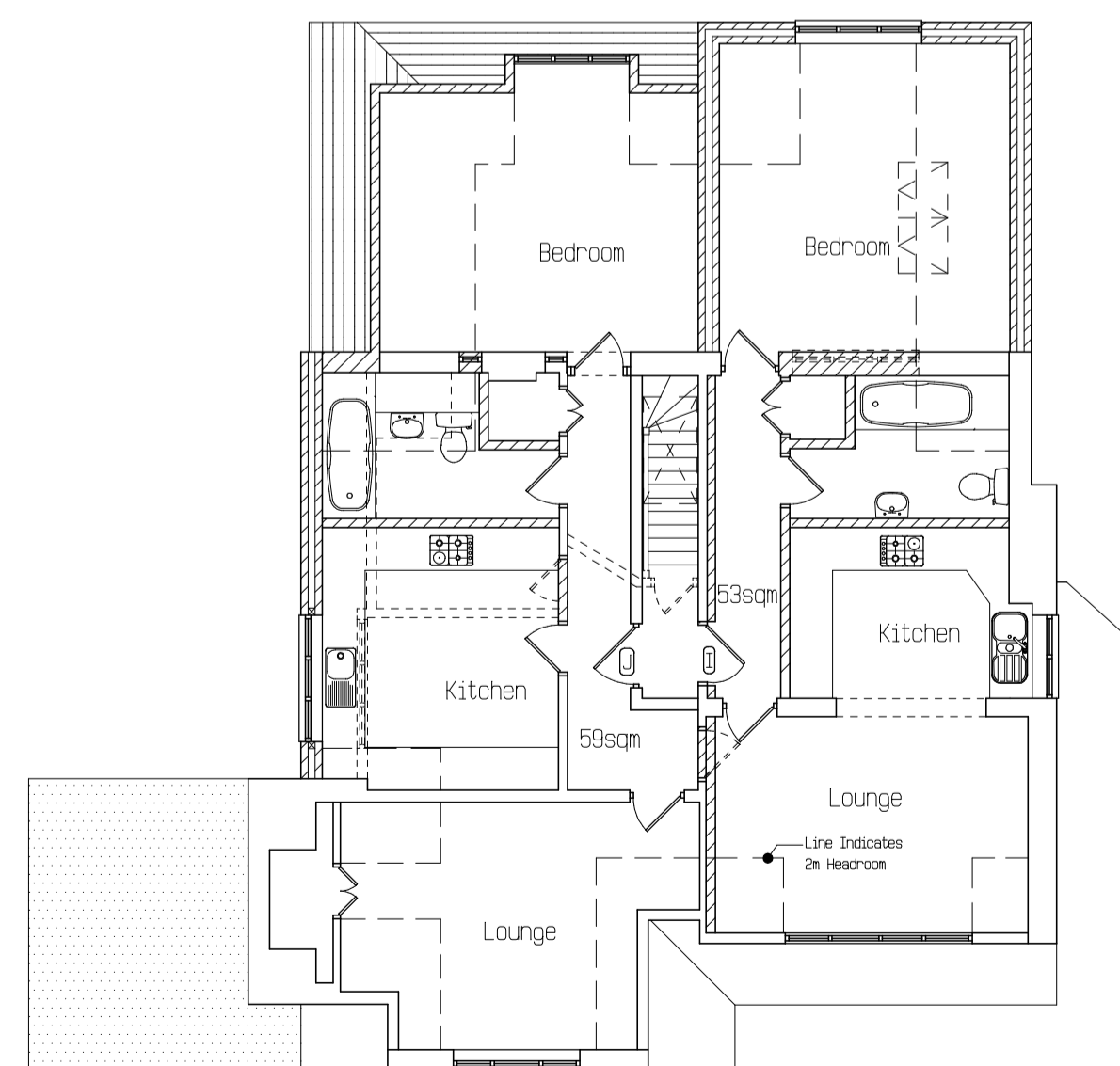
PROPOSED SITE PLAN @ SCALE 1:200



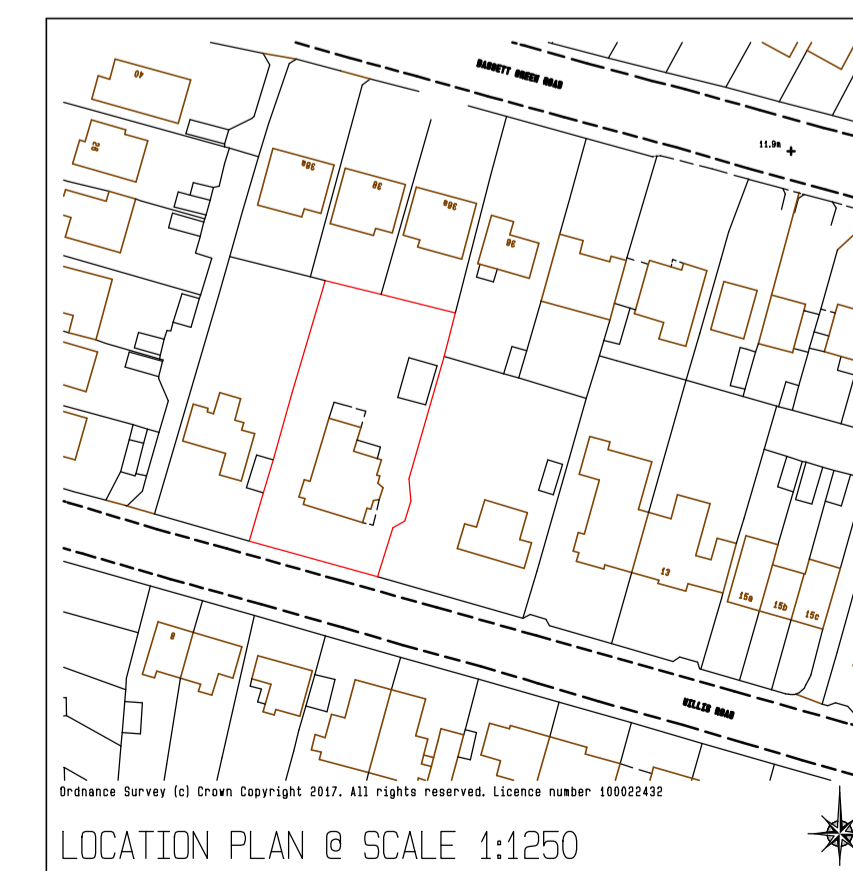
GROUND FLOOR PLAN



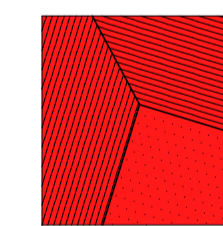
FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION PLAN @ SCALE 1:1250



PROPOSED EXTENSIONS

ACA ARCHITECTURAL DESIGN
 9 WOODSIDE AVENUE
 EASTLEIGH
 SO50 9ES
 Tel: 07817616023 or Email: acaedesign@gmail.com

Client
 Mrs G. Kaur

Project Title
 7 Willis Road, Swaythling
 Southampton, SO16 2NS

Drawing Title
 Proposed Plans And Elevations

Scale
 1:100 & 1:200 On A1 Paper

Drawn By
 AC

0 1m 2m 3m 4m 5m

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Drawing No.
 2019/03

Rev.