



**DETERMINATION OF APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Town and Country Planning (Development Management Procedure) (England) Order  
2010**

Concept Design & Planning  
Mr Rob Wiles  
Office 21/22  
Roxan Business Centre  
142 Lodge Road  
Southampton  
SO14 6QR

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 1 x 2-storey and 2 x 3-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of a new vehicular access from Lime Close.**

**Site Address:**            **Land rear of 38-40 Lime Avenue, Southampton, SO19 8NZ**

**Application No:**        **13/00925/FUL**

For the following reason:

01. REFUSAL REASON - Out of keeping with the character and appearance of the area

The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing and part three-storey scale would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 3 and 4.

**Chris Lyons**  
**Planning & Development Manager**

*RP*

27 August 2013

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>
C12/047.01		Location Plan	03.07.2013	Refused
C12/047.07		Floor Plan	03.07.2013	Refused
C12/047.08		Elevational Plan	03.07.2013	Refused
C12/047.09		Elevational Plan	03.07.2013	Refused
C12/047.10		Floor Plan	03.07.2013	Refused
C12/047.11		Elevational Plan	03.07.2013	Refused
C12/047.12		Elevational Plan	03.07.2013	Refused
C12/047.13		Sections	03.07.2013	Refused
C12/047.14		Sections	03.07.2013	Refused
C12/047.15		Sections	03.07.2013	Refused
C12/047.16		Sections	03.07.2013	Refused
C12/047.03		Site Plan	03.07.2013	Refused
C12/047.04		Floor Plan	03.07.2013	Refused
C12/047.05		Elevational Plan	03.07.2013	Refused
C12/047.06		Elevational Plan	03.07.2013	Refused
C12/047.17		Sections	03.07.2013	Refused
C12/047.02		Site Survey	03.07.2013	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](http://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
6. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012)

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**



Key to proposed site plan:

- 1** Lime Close
- 2** 38 Lime Avenue
- 3** 40 Lime Avenue
- 4** existing access from Lime Close opened up
- 5** planting retained
- 6** dwelling 1
- 7** dwelling 2
- 8** dwelling 3
- 9** rear amenity D1 [c. 90sq/m]
- 10** rear amenity D2 [c. 90sq/m]
- 11** rear amenity D3 [c. 90sq/m]
- 12** 1.8m close boarded fence
- 13** cycle / refuse store
- 14** turning area
- 15** 2 car parking spaces per dwelling
- 16** access to rear
- gras
- brick paving [tbc]
- timber decking
- proposed tree / planter

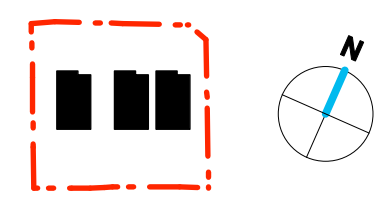
Rev:	Note:	Date:
*	Planning Application	11.06.2013

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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







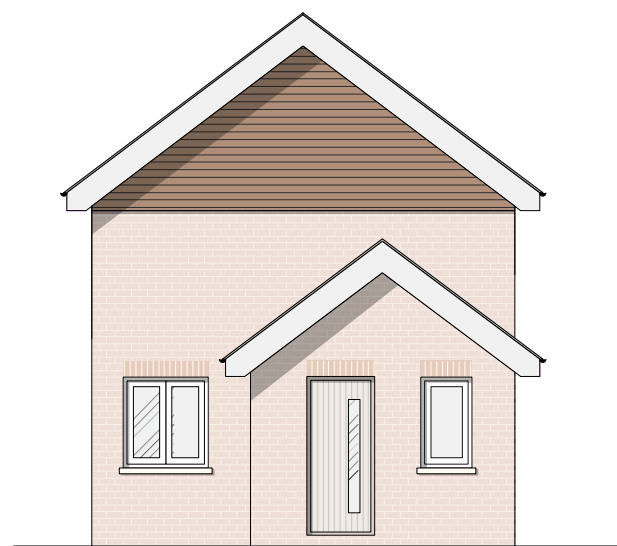
Project:	Land at Lime Close	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No:	C12/047.03	Revision:	*
Scale:	1:200 @ A3	Date:	May 2013

**concept** design & planning

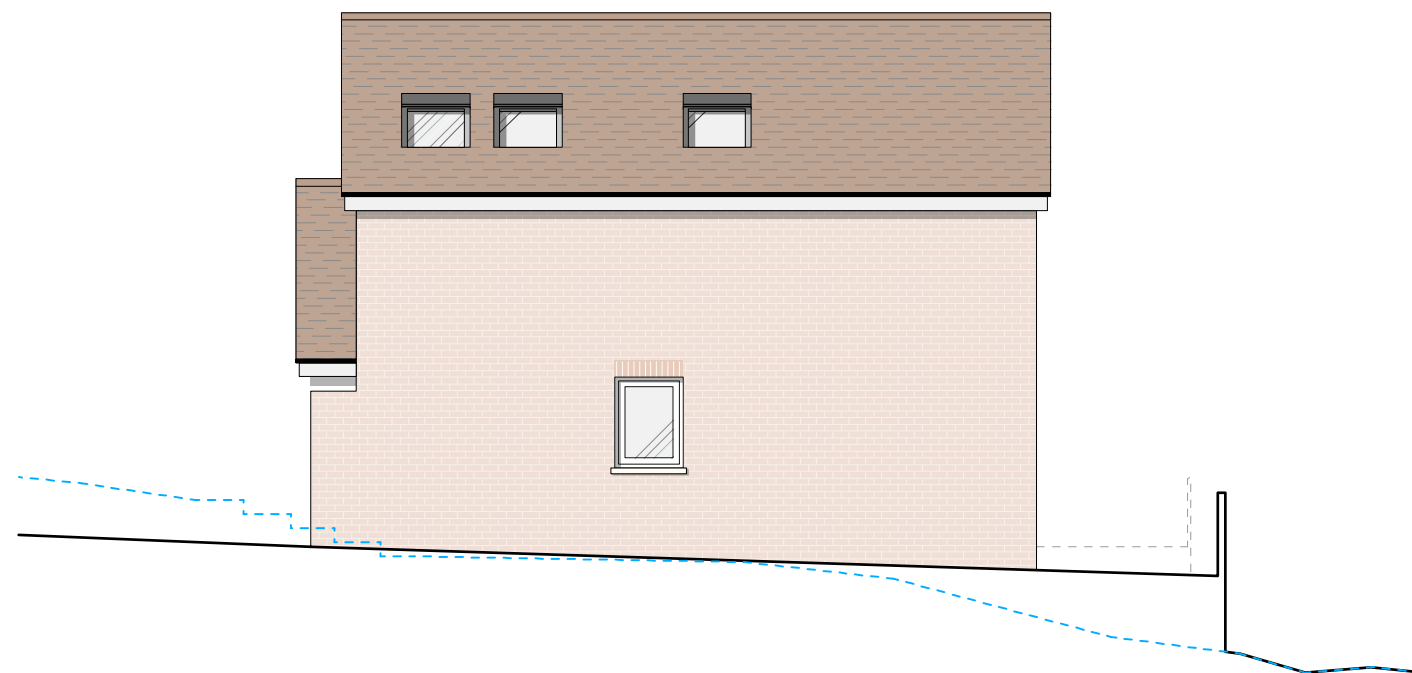
t. 023 8033 1010  
 e. studio@conceptdp.co.uk  
 www.conceptdp.co.uk

material key:

-  buff brick [tbc]
-  soldier course brickwork
-  white uPvc windows
-  white render
-  metal balustrading to balconies
-  composite tiled roof
-  hanging tiles



north west elevation



south west elevation

dwelling 1

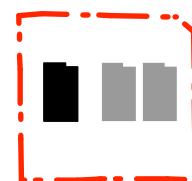
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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	D1 Elevations Sheet 1	Checked by:	RW
Drawing No:	C12/047.05	Revision:	*
Scale:	1:100 @ A3	Date:	May 2013

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### TOWN AND COUNTRY PLANNING ACT 1990

#### Town and Country Planning (Development Management Procedure) (England) Order 2010

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142 Lodge Road  
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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 3 x 2-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of an altered vehicular access from Lime Close. (resubmission)**

**Site Address:**            **Land rear of 38-40 Lime Avenue Southampton SO19 8NZ**

**Application No:**        **13/01642/FUL**

For the following reason(s):

01.REFUSAL REASON - Out of keeping with the character and appearance of the area  
The proposed development by reason of its design (resulting in bedrooms served by windows that are either required to be obscure glazed or rooflights), scale, height, layout, level of site coverage with buildings and hard surfacing and would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 2, 3 and 4.

  
**Chris Lyons**  
**Planning & Development Manager**

20 January 2014

For any further enquiries please contact:  
**Andrew Gregory**

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<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
C13/085.01	Rev A	Location Plan		Refused
C13/085.03	Rev C	Site Plan		Refused
C13/085.04	Rev A	Floor Plan		Refused
C13/085.05	Rev A	Elevational Plan		Refused
C13/085.06	Rev A	Elevational Plan		Refused
C13/085.07	Rev A	Floor Plan		Refused
C13/085.08	Rev A	Elevational Plan		Refused
C13/085.09	Rev A	Elevational Plan		Refused
C13/085.10	Rev A	Floor Plan		Refused
C13/085.12	Rev A	Elevational Plan		Refused
C13/085.11	Rev A	Elevational Plan		Refused
C13/085.13	Rev A	Sections		Refused
C13/085.14	Rev A	Sections		Refused
C13/085.15	Rev A	Sections		Refused
C13/085.16	Rev A	Sections		Refused
C13/085.17	Rev A	Sections		Refused

## NOTES

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1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)** or by a form available from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
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 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.
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  - 13** refuse collection point
  - 14** turning area
  - 15** 2 car parking spaces per dwelling
  - 16** access to rear
- grass
  - permeable brick paving [tbc]
  - timber decking

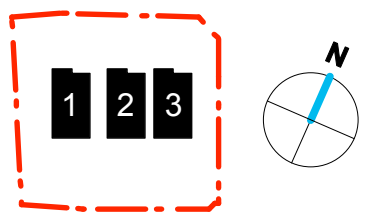
Rev:	Note:	Date:
*	Re-Application	11.10.2013

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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No:	C13/085.03	Revision:	C
Scale:	1:200 @ A3	Date:	Oct 2013

**concept**

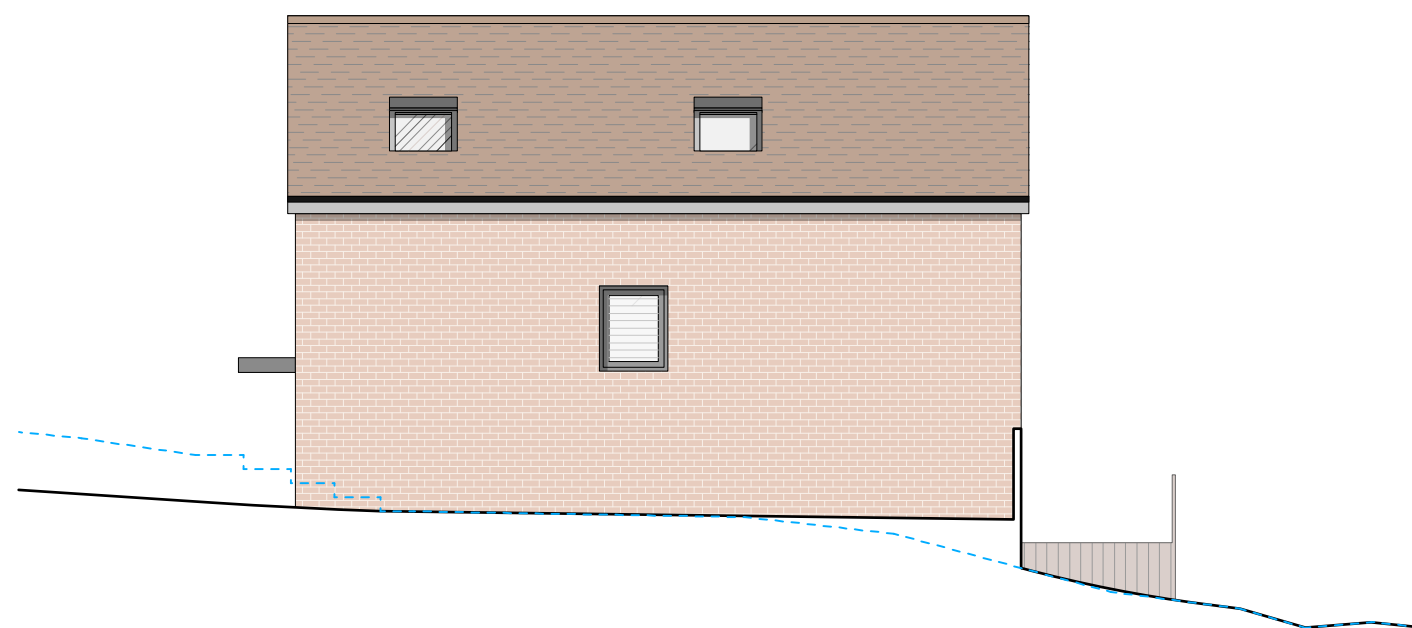
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e. studio@conceptdp.co.uk  
[www.conceptdp.co.uk](http://www.conceptdp.co.uk)

- material key:
-  red brick [tbc]
  -  soldier course brickwork
  -  grey uPvc windows
  -  white render
  -  glass guarding to balconies
  -  composite tiled roof
  -  obscur glazing



north west elevation



south west elevation

dwelling 1

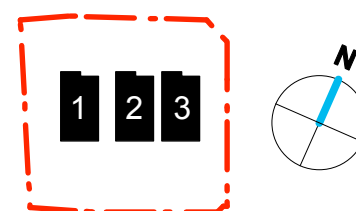
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*	Re-Application	11.10.2013

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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	D1 Elevations Sheet 1	Checked by:	RW
Drawing No:	C13/085.05	Revision:	A
Scale:	1:100 @ A3	Date:	Oct 2013

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