



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Mr Robin Henderson
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 Anniversary House
 23 Abbott Road
 Bournemouth
 Dorset BH9 1EU

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: **Redevelopment of the site to provide 14 flats (5 x 1-bedroom, 8 x 2-bedroom and 1 x 3-bedroom) in three buildings with associated access, parking and landscaping (Outline application seeking approval for access, layout and scale)**

Site Address: **248 Priory Road Southampton SO17 2JW**

Application No: **14/00337/OUT**

For the following reason(s):

01. REFUSAL REASON 01 - Unneighbourly Overdevelopment

The proposal represents an un-neighbourly form of development with balconies and side/corner windows within Blocks A-C giving rise to harmful overlooking and loss of privacy to 250 Priory Road, with the impact worsened by flood mitigation requirements setting the Finished Floor Levels at 4.4m AOD (as set out within Flood Risk Assessment Ref 28953/001 Rev A) leading to additional overlooking from ground floor windows and raised access points. Furthermore the development fails to provide an acceptable residential environment for future occupiers with insufficient amenity space provision for the 5 flats without balconies within Block B, by reason of the limited amount and quality of the space around block B and remoteness from the large area of communal amenity space adjacent to the river. In addition, the development fails to provide direct access to private garden space for the sole use of the 3-bedroom family unit. In the absence of a comprehensive development, the above concerns regarding overlooking and insufficient amenity space provision, along with the high percentage of site coverage with buildings and hard-standing to serve a residential use and the provision of a car dominated frontage with no boundary treatment, are symptomatic of a site overdevelopment. The development proposal is thereby contrary to 'saved' policies SDP1, SDP7 and SDP9 of the adopted City of Southampton Local Plan Review (March 2006) and policy CS13 and CS16 of the adopted LDF Core Strategy (January 2010) as supported by the relevant sections of the Council's approved Residential Design Guide SPG (September 2006), particularly Sections 2 and 4 as supported by paragraph 3.9.2.

14/00337/OUT/1968

02. REFUSAL REASON 02 - Insufficient family housing provision

The development fails to make adequate family housing provision by only providing 1 x 3-bed flat (without direct access to private amenity space) on a site capable of providing 30% of total dwellings (gross) as family homes. The area is residential in character with a low to medium density and predominantly comprises family housing. No evidence has been put forward to demonstrate that 30% family housing would be unviable and, therefore, the development would be contrary to policy CS16 of the adopted LDF Core Strategy (January 2010) in that it fails to contribute towards creating a mixed and balanced community.

03. REFUSAL REASON - Refuse collection and car parking

The development fails to provide a satisfactory bin collection point or safe means of access for a refuse truck. As such the development fails to demonstrate that the site can be properly serviced in terms of its refuse collection. Furthermore the 2 no. car parking spaces at the front of the site by reason of their size and adjacent turning space will make it difficult for drivers to manoeuvre in/out of these spaces thereby causing obstruction at the site entrance and prejudicing associated highway safety. The development proposal is thereby contrary to 'saved' policies SDP1 and TI2 of the City of Southampton Local Plan Review (March 2006), policies CS13 and CS19 of the adopted Local Development Framework Core Strategy (January 2010), Section 9 of the approved Residential Design Guide SPD (September 2006) and the relevant sections of the adopted Parking Standards SPD (September 2011) in relation to car parking.

04. REFUSAL REASON - Section 106 Planning Obligations.

In the absence of a completed Section 106 legal agreement to support the development the application fails to mitigate against its wider direct impacts in the following areas:

- i Financial contributions towards site specific transport improvements in the vicinity of the site have not been secured in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPD relating to Planning Obligations (2013).
- ii. The provision of affordable housing in accordance with Policy CS15 of the LDF Core Strategy as supported by current housing needs information and the adopted SPD relating to Planning Obligations (2013).
- iii. The 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.
- v. Contributions towards the Carbon Offset Fund as required by Policy CS20 of the Core Strategy.

Notes to Applicant:

01. Floor Level

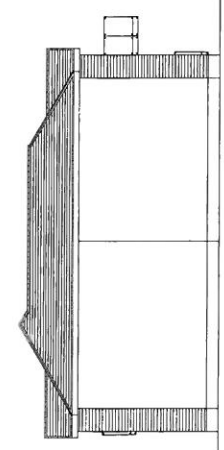
The submitted drawings show the finished floor level at 4.22m which is inconsistent with the submitted Flood Risk Assessment Ref 28953/001 Rev A which indicates that the finished floor level should be 4.4m.

02. Community Infrastructure Liability

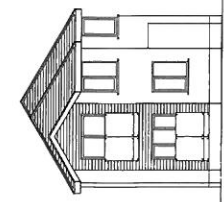
You are advised that, had the development been acceptable, it could be liable to pay the Community Infrastructure Levy (CIL). Please ensure that, should you chose to reapply or appeal, you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at:



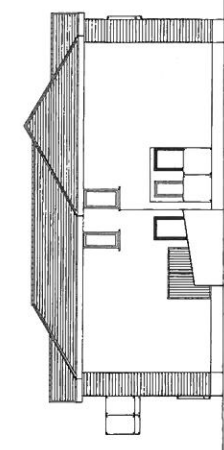
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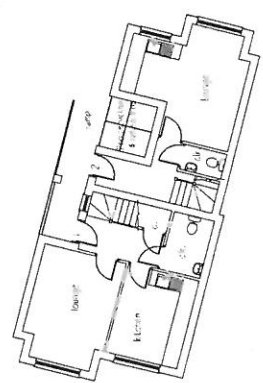
south elevation



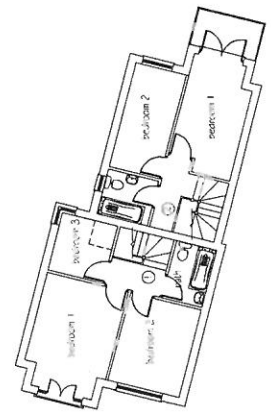
east elevation



north elevation



ground floor plan
(scale 1:100)



first floor plan

Revision: _____ Checked/Date: _____
PLANNING DRAWING
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Project Title:
Proposed Development At
248 Priory Road
Southampton

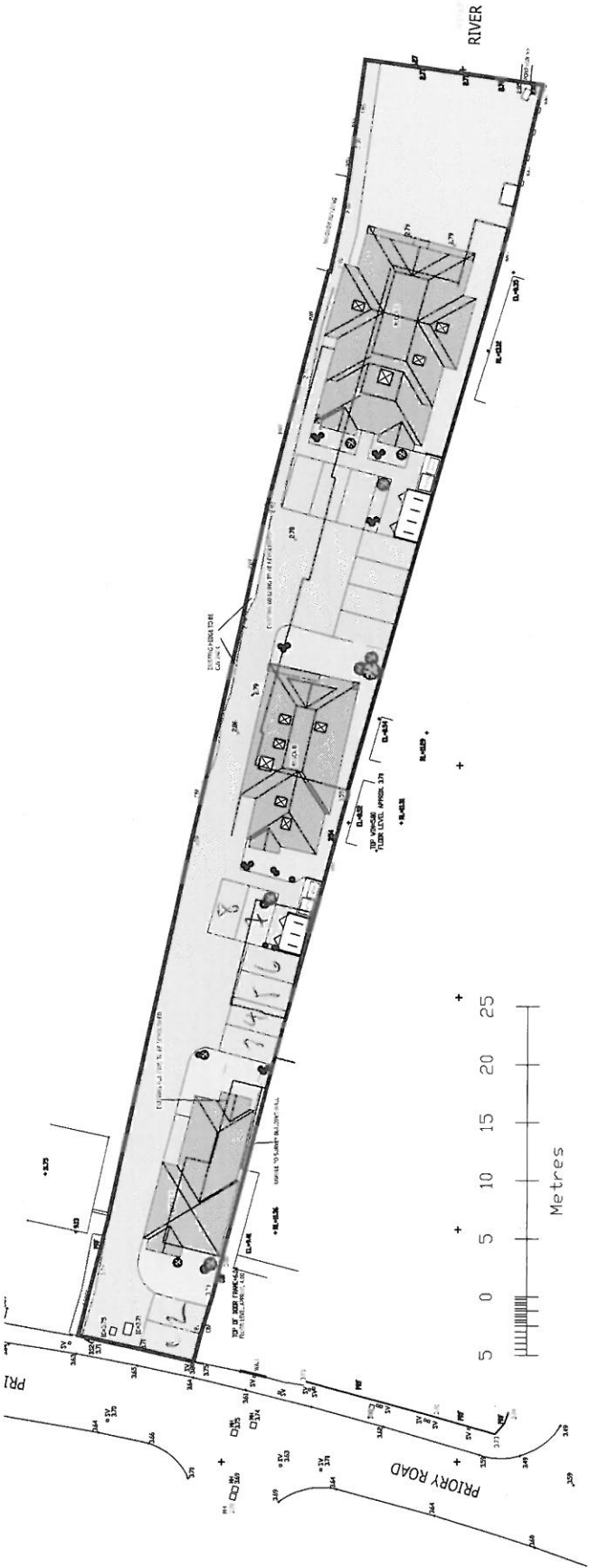
Drawing:
Proposed Floor Plans &
Elevations
Block A

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Scale:	As Shown		
Drawn:	VJT	220-01	
Checked:	GT		
		Re-Plot:	A

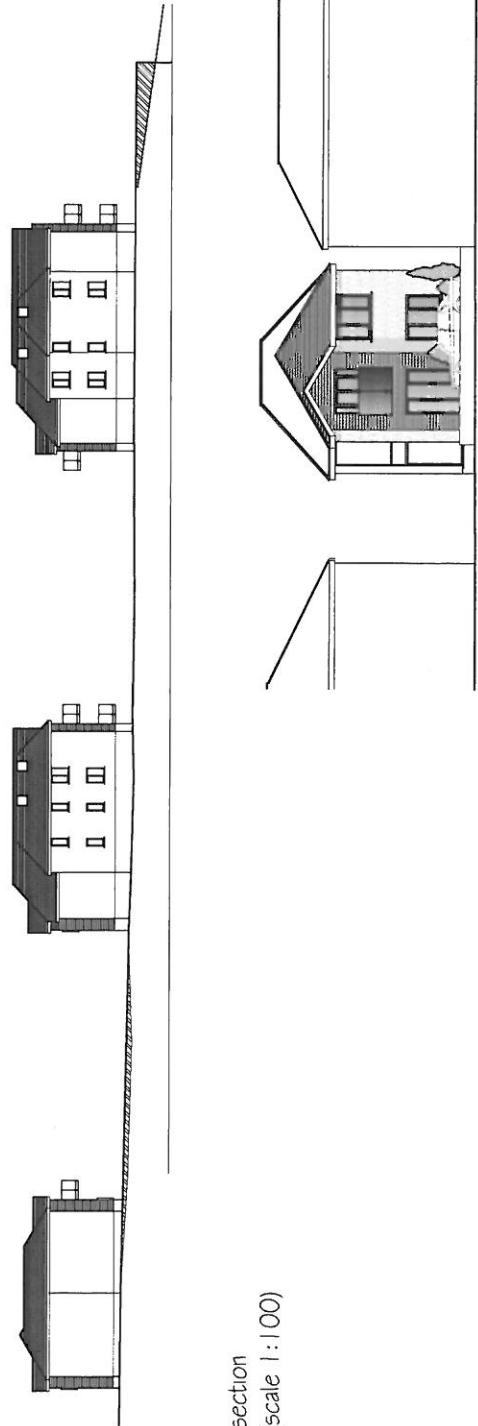
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location plan
(scale 1:1250)



site plan
(scale 1:200)



section
(scale 1:100)

street scene to Priory Road
(scale 1:100)

Checked/Drawn
Rev'd in

PLANNING DRAWING

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architectural design services

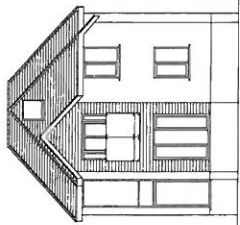
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Project Title:
Proposed Development At
248 Priory Road
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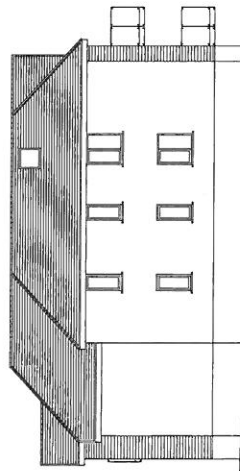
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Proposed Site &
Location Plan

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Revised: B

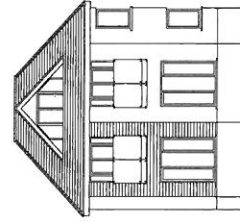
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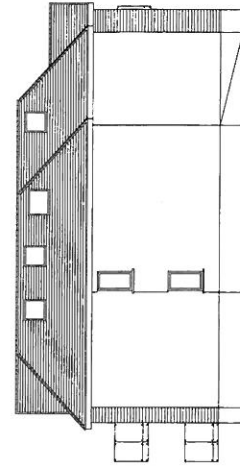
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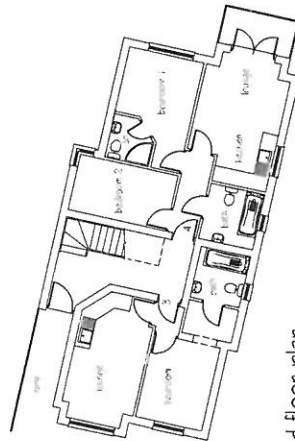
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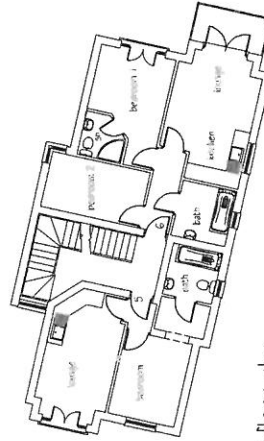
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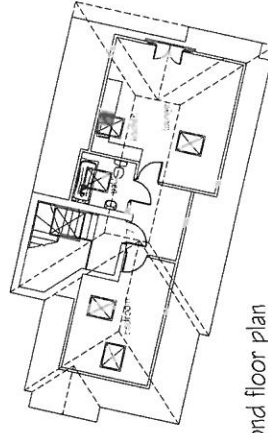
north elevation



ground floor plan
(scale 1:100)



first floor plan



second floor plan

Checked/Quoted
Revision

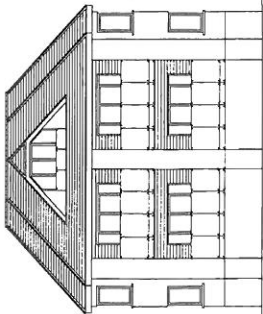
PLANNING DRAWING
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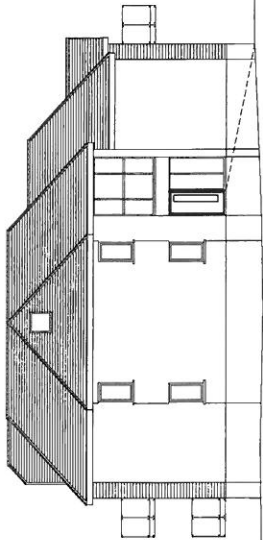
Drawing:
Proposed Floor Plans &
Elevations
Block B

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Drawn:	MT	Checked:	OT
City/State:	OT		

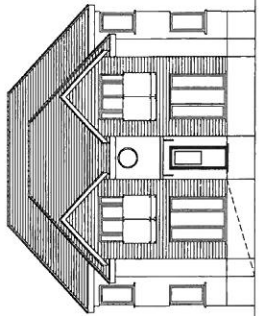
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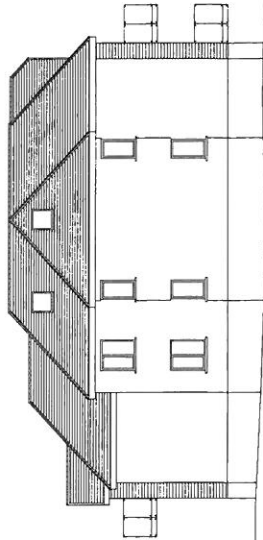
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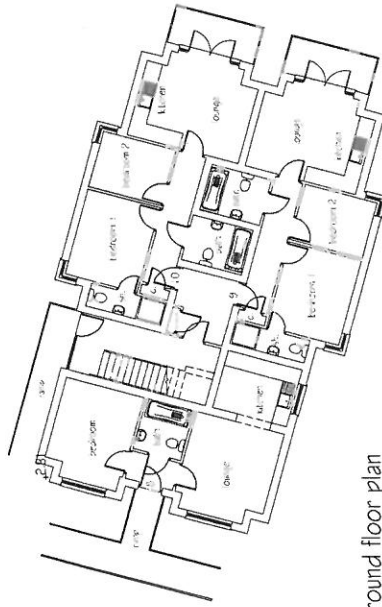
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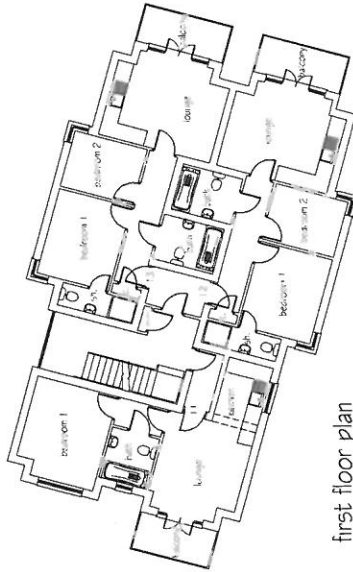
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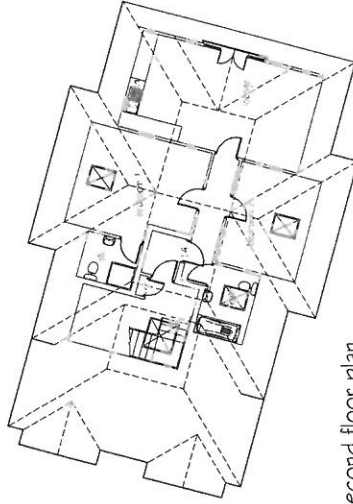
south elevation



ground floor plan
(scale 1:100)



first floor plan



second floor plan



Checked/Drawn
Revision

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Project Title:
Proposed Development At
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Southampton

Drawing:
Proposed Floor Plans &
Elevations
Block C

Date: Nov, 2013 Drawing Number:
Scale: As Shown 220-03
Drawn: VJT
Checked: GT Revision: A

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