

Relevant Planning History

13/01571/FUL

Subdivision of existing dwelling into two flats (1 x 2-bed, 1 x 3-bed), with single storey extension to south elevation, porch to north elevation, and alteration to roof. Replacement window with door on west elevation and additional window.

01.REFUSAL REASON - Impact on safety and convenience of users of the highway

Without a satisfactory location and means for retrieval after collection the proposed intensification in dwellings would result in additional refuse bins being left on the public highway for long periods of time causing an obstruction to users of the public highway which would create a significant risk to highway safety. In addition, due to the excessive distance bins will need to be moved to and from the public highway with no provision of hardstanding (where the bins can stand clear of the public footpath awaiting collection) being provided this application results in an unacceptable development in terms of highway safety and residential amenity. The proposal is therefore considered to prove contrary to the provisions of saved policies SDP1(i), SDP3, SDP10(ii) and SDP11(i) of the City of Southampton Local Plan Review (March 2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006) - notably Part 9.

02 REASON FOR REFUSAL - Impact on residential amenity

The subdivision of the property into two units by virtue of the change of glazing to the window in the south elevation of the building from obscured to clear glass would result in a harmful loss of privacy to the neighbouring property at 20 Bassett Green Drive. As such the proposal will have an unacceptable impact on residential amenity and is, therefore, contrary to saved policies SDP1(i) of the City of Southampton Local Plan Review (Adopted March 2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).