

**Relevant Planning History**

1278/30 - Demolition of existing premises and erection of a supermarket with ancillary storage and other accommodation - CAP 1965

1278/30R1 - Installation of a Shopfront - CAP 1965

13/00228/FUL - Subdivision and conversion of existing ground floor from Class A1 (retail) to A2 (financial and professional services) and A3 (restaurants and cafes) use plus installation of two new shop fronts. Alterations to rear elevation to provide rear access enabling conversion of first floor to 1 x 5-bed and 1 x 6-bed residential units (Class C4 use) with communal facilities, refuse/cycle storage with access from rear track - REF

**Reasons for refusal**

1. The proposed development by reason of its internal layout would fail to achieve adequate levels of light, outlook and amenity space provision for its occupiers creating an unacceptable residential environment contrary to Policies CS13 of the Southampton Core Strategy (2010), SDP1 and Saved Policy H4 of the Southampton Local Plan Review (2006) and Section 2 of the Council's 'Residential Design Guide' Supplementary Planning Document (2006) and 'Houses in Multiple Occupation' Supplementary Planning Document (2012).

2. The proposal, by reason of its external layout, would have unsatisfactory bin and cycle storage provision that cannot be properly serviced due to the access arrangements of the development contrary to policies CS19 of the Southampton Core Strategy 2010, Saved Policies H4, SDP1 and SDP5 of the Southampton Plan Review (2006), Section 9 of the Council's 'Residential Design Guide' Supplementary Planning Document (2006) and Supplementary Planning Documents 'Parking Standards' (2011) and 'Houses in Multiple Occupation' (2012).

3. The rear access to the proposal has limited natural surveillance, is poorly lit and poorly maintained and would therefore fail to provide a safe and secure access to the development for its occupiers making them vulnerable. The proposal is therefore contrary to Saved Policies SDP1, SDP10 and H4 of the Southampton Local Plan Review (2006) and the Council's Supplementary Planning Document 'Houses in Multiple Occupation' (2012).

13/01206/FUL - Subdivision and conversion of existing ground floor from Class A1 (retail) to A2 (financial and professional services) and A3 (restaurants and cafes) use and installation of two new shop fronts. Alterations to the building and conversion of the upper floor into 2 x 4-bed residential units (Class C4 use), with front and rear access, and associated cycle/refuse storage. (resubmission of 13/00228/FUL) (amended description) - REF and allowed at appeal (APP/D1780/A/13/2208545)

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(2006) and Section 2 of the Council's 'Residential Design Guide' Supplementary Planning Document (2006) and 'Houses in Multiple Occupation' Supplementary Planning Document (2012).

2. The rear access to the proposal has limited natural surveillance, is poorly lit and poorly maintained and would therefore fail to provide a safe and secure access to the development for its occupiers making them vulnerable. The proposal is therefore contrary to Saved Policies SDP1, SDP10 and H4 of the Southampton Local Plan Review (2006) and the Council's Supplementary Planning Document 'Houses in Multiple Occupation' (2012).

13/01744/FUL - Change of use of part of the ground floor from Retail (Class A1) to Financial and Professional Services (Class A2), and alterations to include the installation of a new shopfront and new door to rear elevation (Retrospective - Submitted in conjunction with 13/01745/FUL) - CAP

13/01745/FUL - Change of use of part of the ground floor from Retail (Class A1) to Restaurants and Cafes (Class A3), and installation of a new shopfront (Submitted in association with 13/01744/FUL) - CAP

14/01193/DIS - Application for approval of details reserved by condition 3 (carbon reduction) of planning permission ref 13/01206/FUL for mixed use development - NOBJ

14/01941/FUL - Retention of a single storey rear extension – PDE