



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Structural Consultancy Services
Mr Brian Morton
21 Tamorisk Drive
Totton
Southampton
SO40 8UD

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - CONDITIONAL APPROVAL

Proposal: **Erection of a two storey 3 bed house with associated parking, cycle/bin stores and amenity space**

Site Address: **65 Radstock Road Southampton SO19 2HT**

Application No: **14/01598/FUL**

Subject to the following conditions.

01.REASON FOR REFUSAL - Poor design and overdevelopment

The scale, massing, and layout of the proposed dwelling will be out of character with the context of the local area, representing an overdevelopment of the residential garden of the existing property which is not considered to be a genuine opportunity for a development plot. Whilst the appearance of building is contrived and poorly relates to the surrounding context and character, given its unbalanced proportions and asymmetric roof form which would be an alien feature within the street scene. This is exacerbated by its prominent and damaging affect within the street scene, given the significant projection of the proposed building beyond the front and side building line of 2 Bishops Road and 65 Radstock Road, as well as having a shoe horned and cramped appearance. As such the proposal will have an unacceptable impact on visual amenity and therefore contrary to saved policies SDP7(iii)/(iv) and SDP9(i) of the City of Southampton Local Plan Review (Adopted March 2006) and policy CS13 of the Development Plan Document Core Strategy Local Development Framework (Adopted January 2010) as supported by the guidance set out in paragraphs 3.7.7 to 3.7.8, 3.7.11 to 3.7.15 and 3.10.7 of the Council's Residential Design Guide Supplementary Planning Document (Approved September 2006).

02.REASON FOR REFUSAL - Poor living conditions

The scale, massing and layout of the proposed dwelling represents an unneighbourly form of development for existing residents as well as providing a poor residential environment for future occupiers by reason of:

a) This will create an awkward and poor residential layout for the future occupiers on the ground floor, with the lounge window, serving the main living space, relying on a limited outlook into the cramped and enclosed amenity space. This is contrary to paragraph 2.2.1 of the Residential Design Guide.

b) The limited quantity of amenity space for the proposed dwelling and its cramped and awkwardly usable shape to the side of the dwelling does not represent the qualitative characteristics of an amenity space fit for family use in accordance with paragraph 2.3.13 and section 4.4 of the Residential Design Guide. Furthermore, the leftover amenity space of 65 Radstock Road will be unduly enclosed by the proximity of the new dwelling and, therefore, compromise the usability of the space.

c) The scale and massing will read mainly as a 2 storey building directly adjacent to the neighbour's garden at 67 Radstock Road. As such, this will represent an unneighbourly form of development, resulting in an undue loss of outlook.

d) The minimum separation distance of new building falls short of the required 12.5m between its gable end and the rear wall of the existing property. This is contrary to paragraph 2.2.7 of the Residential Design Guide.

As such the proposal will have an unacceptable impact on residential amenity and therefore contrary to saved policies SDP1(i) of the City of Southampton Local Plan Review (Adopted March 2006) as supported by the guidance set out in the Council's Residential Design Guide Supplementary Planning Document (Approved September 2006).

03.REASON FOR REFUSAL - Tackling climate change

The application fails to demonstrate that the proposed development would contribute towards the councils objective of adaptation to and mitigation of climate change by achieving the necessary requirements to meet Code for Sustainable Homes and, therefore, accordingly the scheme fails to comply with policy CS20 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010).

04.REASON FOR REFUSAL - 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.



Simon Rowberry
Planning & Development Manager

26 November 2014

If you have any further enquiries please contact:
Stuart Brooks

IMPORTANT NOTE TO APPLICANT

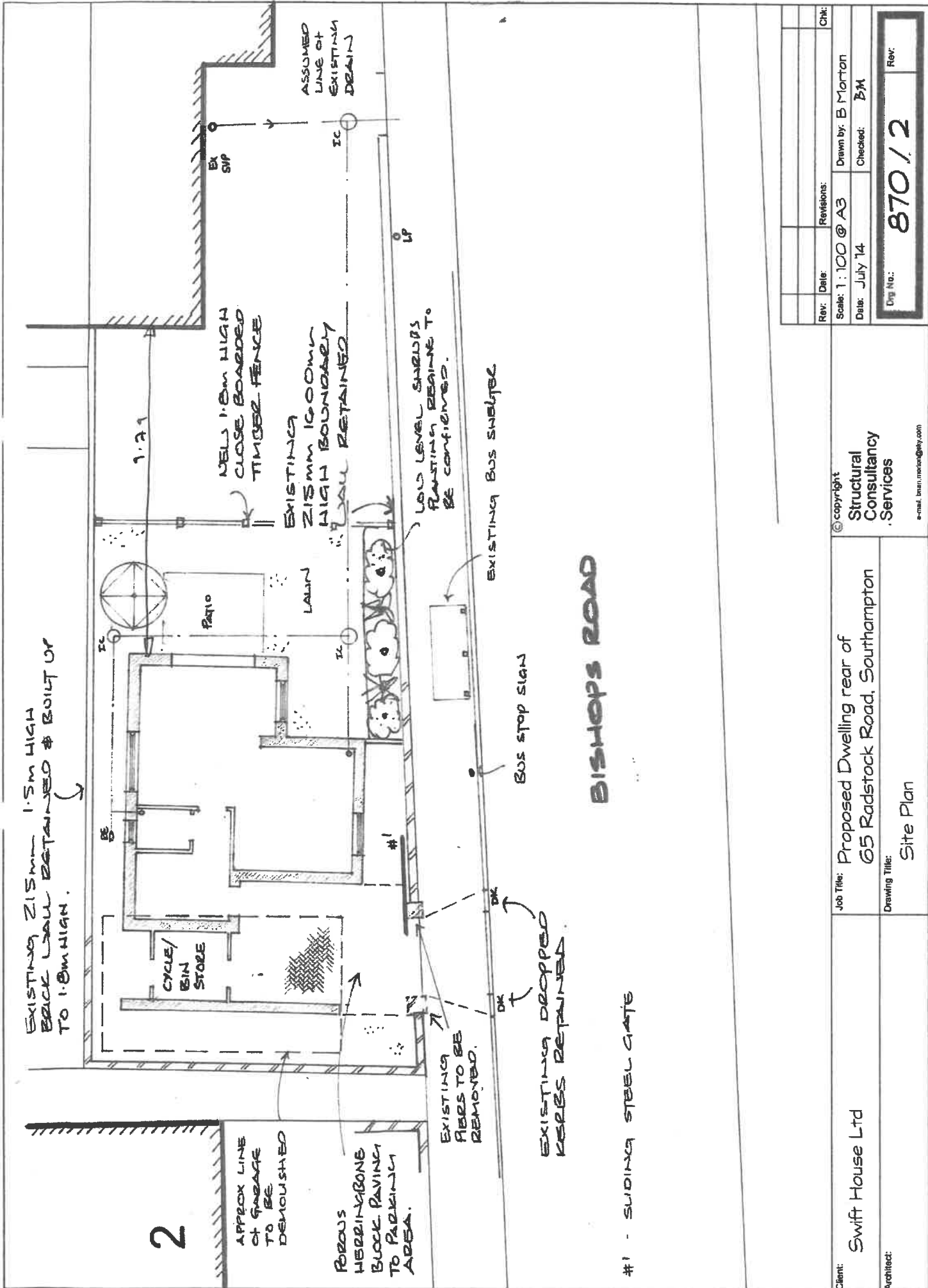
This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
870/1		General Plan	09.10.2014	Refused
870/2		Site Plan	09.10.2014	Refused
870/3		Floor Plan	09.10.2014	Refused
870/4		Elevational Plan	09.10.2014	Refused

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
4. 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. 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.
5. If permission to develop land is granted subject to conditions, whether by the Local 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 Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of 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 granted subject to conditions 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. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
8. 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.
9. The applicant is recommended to retain this form with the title deeds of the property.
10. 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 number to: **Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS**



EXISTING 2.15m HIGH BRICK WALL RETAINED & BUILT UP TO 1.8m HIGH.

2

APPROX LINE OF GARAGE TO BE DEMOLISHED

BROUS HERRINGBONE BLOCK PAVING TO PARKING AREA.



RATIO

LAWN

CYCLE/BIN STORE

NEW 1.8m HIGH CLOSE BOARDED TIMBER FENCE

EXISTING 2.15m HIGH BOUNDARY WALL RETAINED

LOW LEVEL STRIPS PLANTING BEING TO BE CONTAINED.

EXISTING FIBRES TO BE REMOVED.

EXISTING DROPPED KERBS RETAINED.

BUS STOP SIGN

EXISTING BUS SHELTER

BISHOPS ROAD

#1 - SLIDING STEEL GATE

Rev:	Date:	Revisions:	CHK:
Scale:	1:100 @ A3	Drawn by:	B Morton
Date:	July 14	Checked:	B/M
Dwg No.:			870 / 2
			Rev:

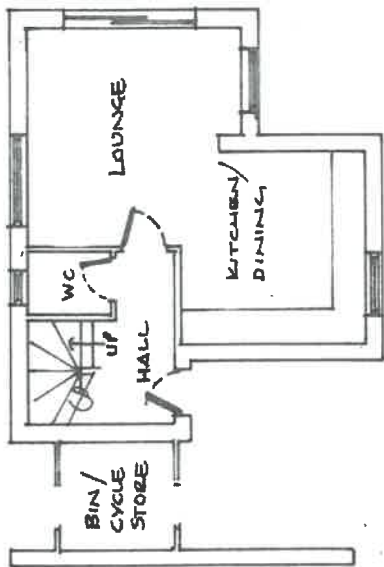
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Structural
Consultancy
Services
e-mail: brm.morton@sky.com

Job Title: Proposed Dwelling rear of
65 Radstock Road, Southampton

Drawing Title: Site Plan

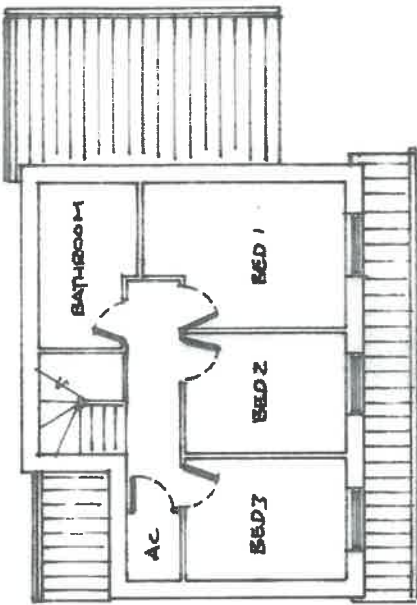
Client: Swift House Ltd

Architect:



GROUND FLOOR PLAN
38m² GROSS INTERNAL
FLOOR AREA

0 0.5 1 2 3 4 5m
SCALE 1:100 @ A3



FIRST FLOOR PLAN
41m² GROSS INTERNAL AREA



ROOF PLAN

Client: Swift House Ltd

Job Title: Proposed Dwelling rear of
65 Radstock Road, Southampton

Architect:

Drawing Title:

Proposed Plans

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Services
e-mail: kevin.morley@scs.com

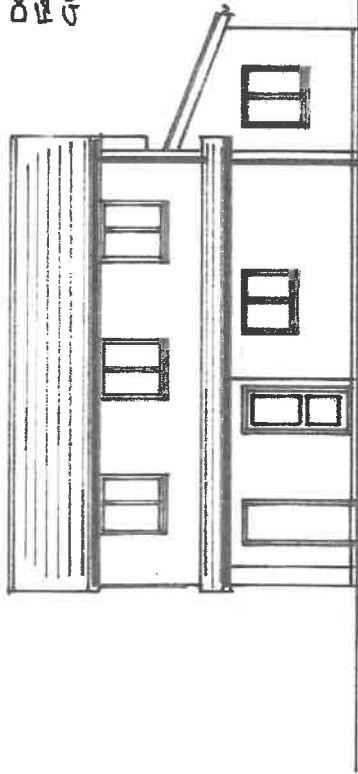
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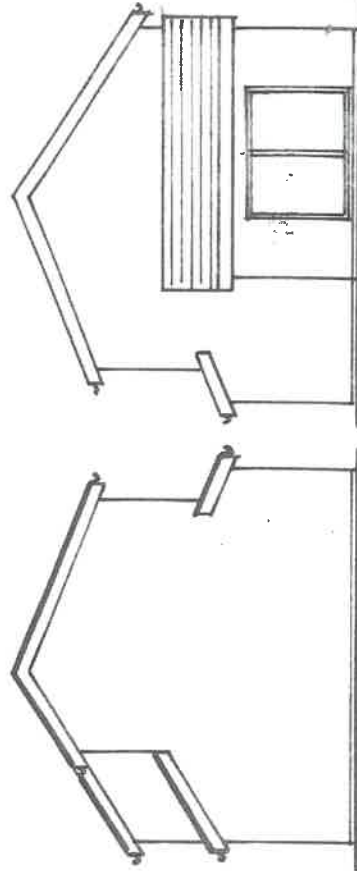
Date: July 14 Checked: BM

Dwg No: **870/13** Rev:

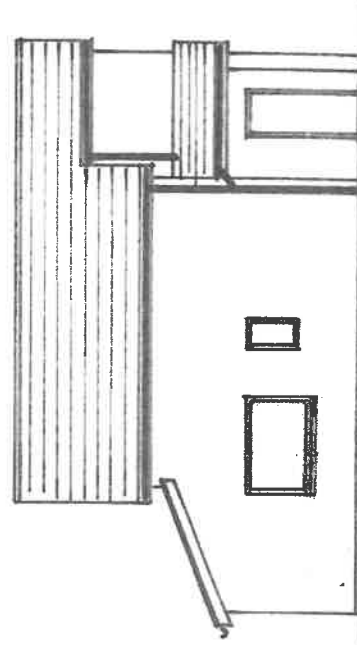
PROPOSED MATERIALS
 ROOF - MARLEY STEENIT OVO MODERN
 WALLS - BRICK - RED MULTI BLEND
 WINDOWS - WHITE UPVC (DOUBLE GLAZED)
 DOORS - WHITE UPVC (DOUBLE GLAZED)
 FASCIA - WHITE
 GUTTER - WHITE



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Client: Swift House Ltd

Job Title: Proposed Dwelling rear of
65 Radstock Road, Southampton

Architect:

Drawing Title:

PROPOSED ELEVATIONS

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Services
e-mail: bruce.mackay@sky.com

Rev:	Date:	Revisions:	Chk:
Scale: 1:100 @ A3		Drawn by: B Morton	
Date: July 14		Checked: BM	

Dwg No.: **870/14**
 Rev:

