

**DETERMINATION OF APPLICATION****TOWN AND COUNTRY PLANNING ACT 1990****Town and Country Planning (General Development Procedure) Order 1995**

Mr Christopher Whitlock
8 Canada Road
Woolston
Southampton
Hampshire
SO19 9DR
United Kingdom

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: Single storey side extension to facilitate conversion of existing house into 2 x 1 bedroom flats with associated parking and refuse/cycle storage and new detached double garage.

Site Address: 8 Canada Road Southampton SO19 9DR

Application No: 09/00944/FUL

For the following reason(s):

01.
REASON FOR REFUSAL - Loss of privacy

Given the limited separation distance between the first floor habitable room window in the south elevation at 10 Canada Road and the proposed first floor living room window serving the first floor flat, and the likely intensification in use of this room, it is considered that the direct overlooking afforded by this proposal would result in a worsening of the privacy currently enjoyed to the detriment of the occupiers of 10 Canada Road. The prospective residents privacy and amenity would also be compromised by this arrangement. The development therefore proves contrary to policies SDP1, SDP7, SDP9, H2, H7 of the adopted City of Southampton Local Plan Review (2006) as supported by the relevant sections of the Council's approved Residential Design Guide SPD (2006).

02.
REASON FOR REFUSAL - Protected Trees

There is a lack of information submitted with the planning application for the Local Planning Authority (LPA) to fully determine that the location of the proposed garage will not have an adverse impact on the existing TPO trees along the north-eastern boundary, and therefore, the LPA cannot be satisfied that the application accords with policies SDP1 (ii), SDP7 (i) and SDP12 of the City of Southampton Local Plan Review (Adopted Version) March 2006.

David Rothery 
Development Control Manager

2 November 2009

For 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 in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
		Location Plan	11.09.2009	Refused
		Site Plan	11.09.2009	Refused
		Floor Plan	11.09.2009	Refused
		Elevational Plan	11.09.2009	Refused