



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Leslie Weymes Planning Consultancy
18 Limberline Spur
Hilsea
Portsmouth
Hampshire
PO3 5HJ

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: 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.

Site Address: 253 Portswood Road, Southampton, S017 2NG

Application No: 13/00228/FUL

For the following reason(s):

01. REFUSAL REASON - Residential environment

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).

02. REFUSAL REASON- Refuse/cycle storage.

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).

03. REFUSAL REASON - Rear access

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).

Note to Applicant

It has been noted that works are currently being undertaken on the site, you are strongly advised to cease such works as they do not benefit from planning permission and are breaching planning control.

7

Chris Lyons
Planning & Development Manager



23 May 2013

For any further enquiries please contact:
Jo Moore

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:
8309-01		Location Plan	07.03.2013	Refused
8309-02		Floor Plan	07.03.2013	Refused
8309-03		General Plan	07.03.2013	Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within the timescales set out below.

1. Appeals can be submitted on line and **must be registered within six months of the date of this notice at www.planning-inspectorate.gov.uk** or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority.
2. If permission to develop land is refused, whether by the Local Planning 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 Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused 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.
4. 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.
5. The applicant is recommended to retain this form with the title deeds of the property
6. 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 No to: **Development Control Service, Southampton City Council, Civic Centre, SOUTHAMPTON, S0147LS**

