



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Concept Design & Planning
Mr Rob Wiles
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Roxan Business Centre
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Southampton
SO14 6QR

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: **Erection of 1 x 2-storey and 2 x 3-storey 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of a new vehicular access from Lime Close.**

Site Address: **Land rear of 38-40 Lime Avenue, Southampton, SO19 8NZ**

Application No: **13/00925/FUL**

For the following reason:

01. REFUSAL REASON - Out of keeping with the character and appearance of the area

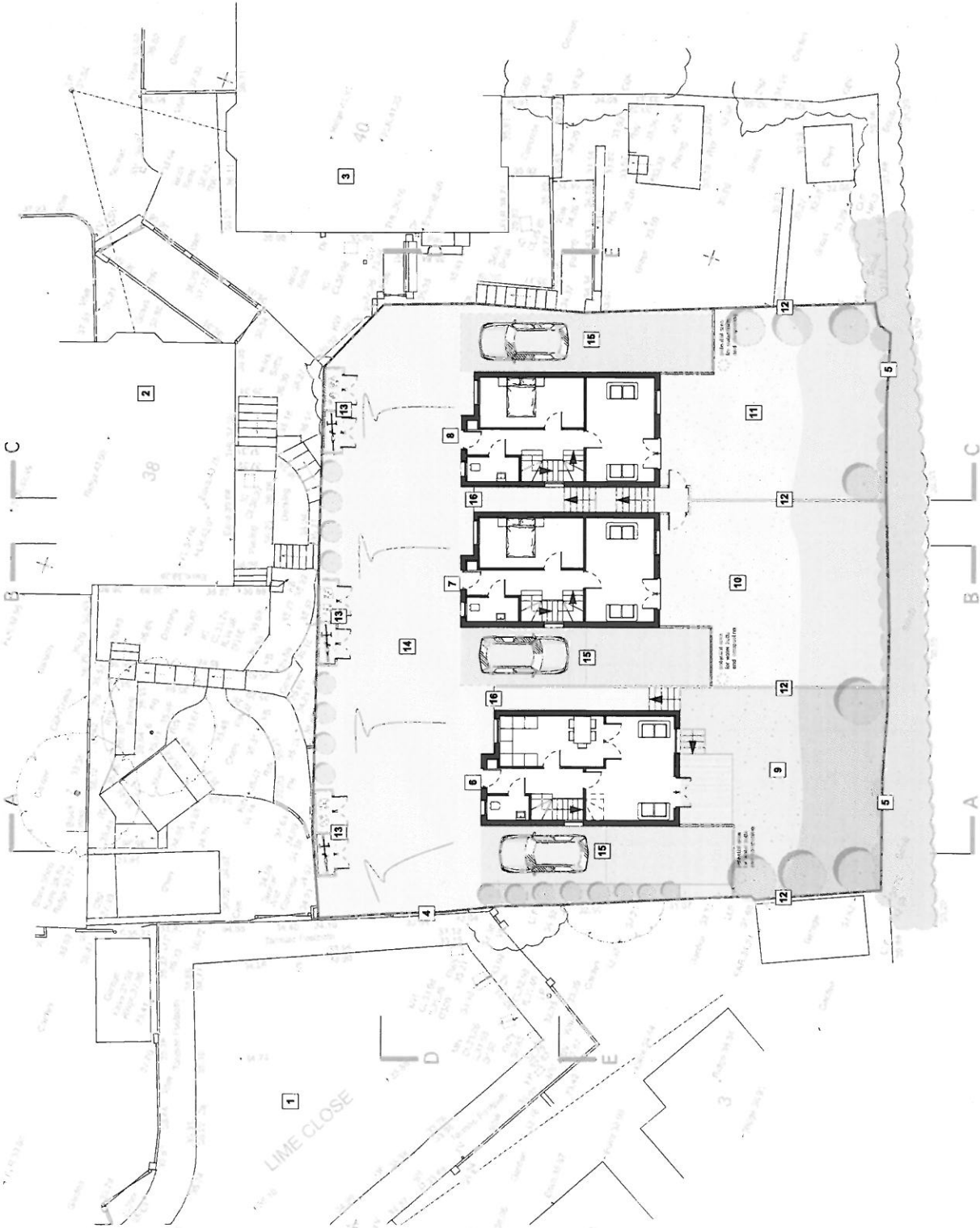
The proposed development by reason of its layout, level of site coverage with buildings and hard surfacing and part three-storey scale would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 3 and 4.

Chris Lyons
Planning & Development Manager

27 August 2013

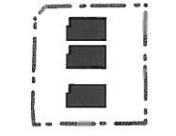
Key to proposed site plan:

- 1 Lime Close
- 2 38 Lime Avenue
- 3 40 Lime Avenue
- 4 existing access from Lime Close opened up
- 5 planting retained
- 6 dwelling 1
- 7 dwelling 2
- 8 dwelling 3
- 9 rear amenity D1 (c. 90sq/m)
- 10 rear amenity D2 (c. 90sq/m)
- 11 rear amenity D3 (c. 90sq/m)
- 12 1.8m close boarded fence
- 13 cycle / refuse store
- 14 turning area
- 15 2 car parking spaces per dwelling
- 16 access to rear
- 17 grass
- 18 brick paving (tbc)
- 19 timber decking
- 20 proposed tree / planter










File:	Note:	Date:
	Planning Application	11.06.2013

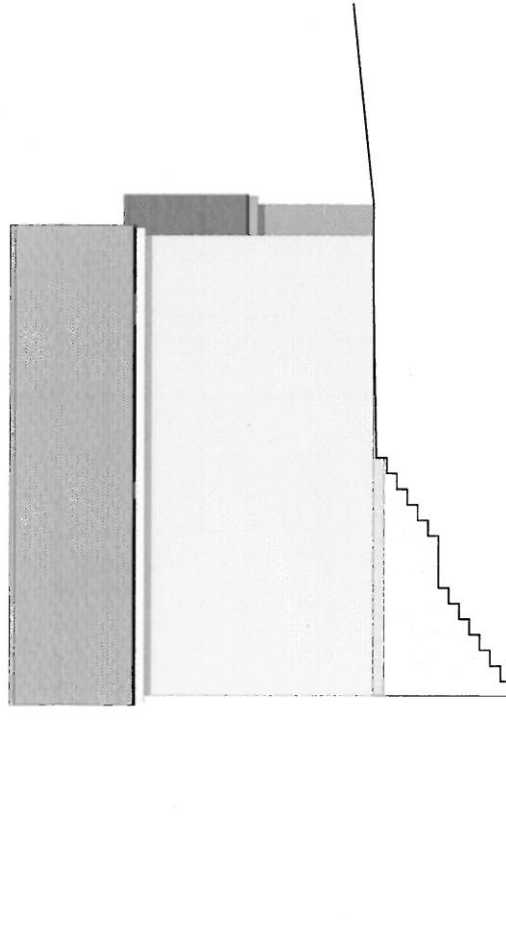
Notes:
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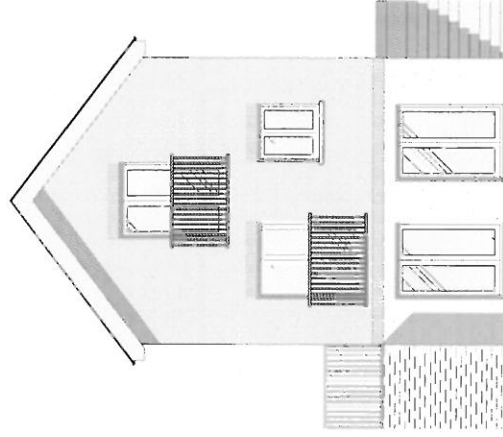
Project:	Land at Lime Close	Drawn by:	RW
Drawing:	Proposed Site Plan	Checked by:	RW
Drawing No.:	C12/047.03	Re-version:	*
Scale:	1:200 @ A3	Date:	May 2013

material key:

-  buff brick [brc]
-  solder course brickwork
-  white uPVC windows
-  white render
-  metal balustrading to balconies
-  composite tiled roof
-  hanging tiles



north east elevation



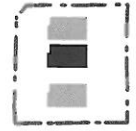
south east elevation

dwelling 2

Rev:	Note:	Date:
1	Planning Application	11.05.2013








Note:

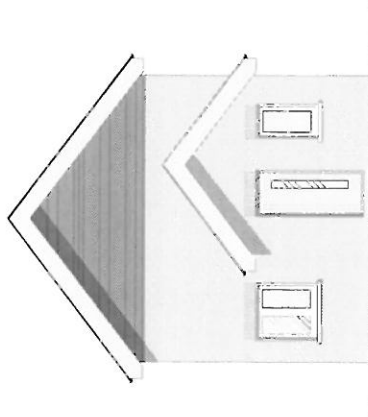
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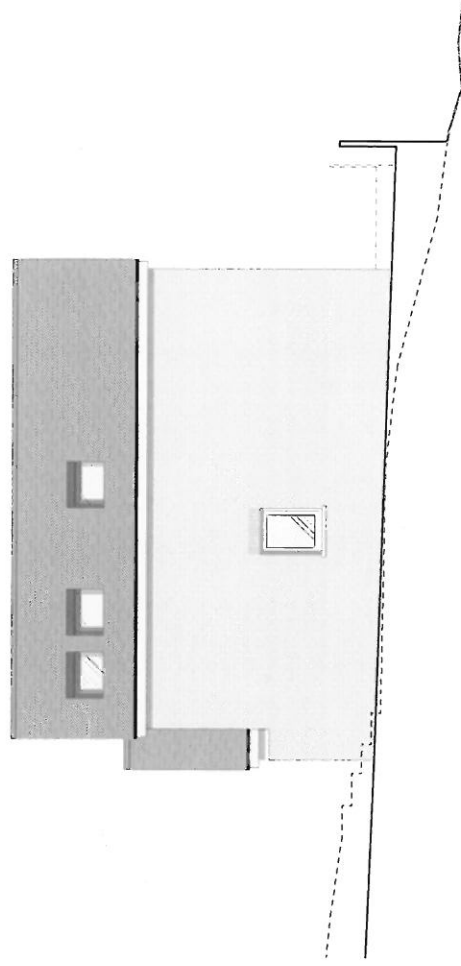
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Drawing:	D2 Elevations Sheet 2	Checked by:	RW
Drawing No:	C12/047.09	Revision:	*
Scale:	1:100 @ A3	Date:	May 2013

material key:

-  buff brick [brc]
-  soldier course brickwork
-  white uPvc windows
-  white render
-  metal balustrading to balconies
-  composite tiled roof
-  hanging tiles



north west elevation



south west elevation

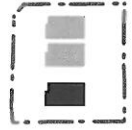
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Project:	Land at Lime Close	Drawn by:	RW
Drawing:	D1 Elevations Sheet 1	Checked by:	RW
Drawing No:	C12/047_05	Revision:	*
Scale:	1:100 @ A3	Date:	May 2013


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