



DETERMINATION OF APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Development Procedure) Order 1995

Hurrell Architecture
4 Sun Hill Crescent
Alresford
Hants
SO24 9NJ

In pursuance of its powers under the above Act and Order, Southampton City Council as the District Planning Authority, hereby gives notice that the application described below has been:

REFUSED

Proposal: **Redevelopment of the site. Demolition of the existing house and erection of a three-storey building to provide 14 x two-bedroom flats with associated parking.**

Site Address: **171 Porchester Road Southampton SO19 2JA**

Application No: **08/00086/FUL**

For the following reason(s):

01.

The proposed development, by reason of its design, scale and massing, would be out of keeping with the character and appearance of the surrounding street scene, contrary to Policies SDP1, SDP7, SDP9 and H7 of the City of Southampton Local Plan Review (March 2006) and the Residential Design Guide (September 2006).

02.

The proposed development represents an un-neighbourly form of development by reason of its design, bulk, height, position and proximity to the north-western boundary. This would appear unduly dominant, leading to an undue sense of enclosure and loss of privacy for the occupiers of 169 Porchester Road contrary to Policies SDP1, SDP7, SDP9, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and the Residential Design Guide [September 2006].

03.

The proposed vehicular access is considered inadequate in width to allow two vehicles to pass and therefore would prejudice highway safety by creating congestion at the entrance into the site contrary to Policies SDP1 and TI2 of the City of Southampton Local Plan Review (March 2006).

04.

The proposed integral bin store does not provide appropriate facilities for the storage and collection of refuse from the premises by reason of its design and distance from the highway. Moreover the application has not been supported by a Waste Management Plan. The development proposal is thereby contrary to Policy SDP1 of the City of Southampton Local Plan Review (March 2006).

05.

The proposal has failed to demonstrate that the development will not be adversely affected by noise and vibration from the adjacent railway line as a report from an acoustic consultant has not been submitted. The development proposal is thereby contrary to Policies SDP1 and SDP16 of the City of Southampton Local Plan Review (March 2006).

06.

The proposal fails to mitigate the impact of the development and, as such, does not satisfy the provisions of Policy IMP1 of the City of Southampton Local Plan Review - Adopted Version March 2006 and the provisions of the Council's Supplementary Planning Guidance on Planning Obligations (August 2005, as amended in November 2006) in the following ways:

(i) No provision for measures to support public open space and play space contrary to Policies CLT5 and CLT6 of the City of Southampton Local Plan Review - Adopted Version March 2006.

(ii) No provision for measures to support sustainable modes of transport such as necessary improvements to public transport facilities and pavements in the vicinity of the site contrary to policies SDP1, SDP2 and SDP3 of the City of Southampton Local Plan Review - Adopted Version March 2006.

(iii) No provision for measures to support strategic transport initiatives;

(iv) No provision for measures to secure a highway condition survey and post completion reinstatement

Note to Applicant:

In reaching its decision to refuse the application the Local Planning Authority has considered drawing numbers 645-D-003, 645-D-004, 645-D-005, 645-D-006 and 645-D-007 received on 17 Jan 2008.



David Rothery
Development Control Manager



9 April 2008

For any further enquiries please contact:
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