



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Development Procedure) Order 1995

Goadsby Planning and Environment
 Mr Peter Atfield
 99 Holdenhurst Road
 Bournemouth
 BH8 8DY

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: **Demolition of existing building and re-development to provide 21 units of student accommodation in a 4-storey building plus basement.**

Site Address: **10-11 Palmerston Road Southampton SO14 1LL**

Application No: **12/01887/FUL**

For the following reason(s):

01.The proposal by reason of its height, scale, bulk and design detailing would create an awkward form of development appearing at odds with its neighbours which would be incongruous within the street scene to the detriment of the character and appearance of the area contrary to policy CS13 of the Southampton Core Strategy (2010), policies SDP1 (i), SDP7 (iii) and (iv) and SDP9 (i), (iv) and (v) of the Southampton Local Plan Review (2006) and Section 3 of the Residential Design Guide SPD (2006)

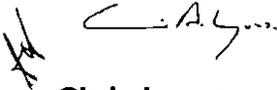
02.The proposal by reason of its internal layout, failure to provide amenity space and service yard access arrangements would provide an unacceptable residential environment for its proposed occupiers contrary to policy SDP1 (i) of the Southampton Local Plan Review (2006) and Section 2 of the Residential Design Guide SPD (2006).

03.The proposal by reason of its rear projection and elevational design would achieve inadequate separation distances between the development and Central Park which would result in mutual overlooking and a loss of privacy to the occupiers of the units and would also have an enclosing impact on the rear aspect of these neighbouring units. The proposal is therefore contrary to policy SDP1 (i) of the Southampton Local Plan Review (2006) and Section 2 of the Residential Design Guide SPD (2006).

04.In the absence of a supporting statement it cannot be determined that the loss of the public house is acceptable in accordance with to Paragraphs 69 and 70 of the National Planning Policy Framework (2012).

05.The proposal fails to adequately demonstrate how it will achieve BREEAM 'excellent' standard in accordance with policy CS20 of the Southampton Core Strategy (2010).

06.The applicant has failed to enter into a legal agreement securing: a highway condition survey, contributions towards transportation/highways, open space and the public realm, student restrictions and a travel plan. In the absence of such an agreement it cannot be demonstrated that the proposal will not have an adverse impact on infrastructure or achieve a high quality development contrary to policy CS25 of the Southampton Core Strategy (2010).



Chris Lyons
Planning & Development Manager

27 March 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:
	01A	Site Plan	30.01.2013	
	02B	Floor Plan	30.01.2013	
	03A	Floor Plan	30.01.2013	
	04B	Elevational Plan	30.01.2013	
	05A	Elevational Plan	30.01.2013	

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, SO14 7LS**



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

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

Goadsby Planning and Environment
Mr Peter Atfield
99 Holdenhurst Road
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BH8 8DY

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:

OUTLINE APPLICATION - REFUSAL

Proposal: Re-development of the site. Erection of Sui Generis halls of residence building providing five-storey's of accommodation (arranged as 19 flats for student occupation) following demolition of existing building. Outline application seeking approval for Layout, Access and Scale.

Site Address: 10-11 Palmerston Road Southampton SO14 1LL

Application No: 13/00969/OUT

For the following reason(s):

01.REFUSAL REASON - Unacceptable residential environment / Overdevelopment

The proposal by reason of the layout, depth of the building and provision of single-aspect units would provide an unacceptable living environment for future occupiers. In particular, the introduction of obscure glazed oriel windows to prevent overlooking would provide unacceptable limited outlook to the sole window serving the rear-facing studio and 2-bed flats. The use of obscure glazing to design out overlooking, in the manner proposed, is considered symptomatic of a site overdevelopment and inappropriate given the type of accommodation proposed. Furthermore it has not been demonstrated satisfactorily that the front-facing single-aspect basement units would receive adequate outlook and daylighting to meet the needs of the residents. As such, the proposed intensification of development over that previously consented has been assessed as contrary to 'saved' Policy SDP1 (i) of the adopted Southampton Local Plan Review (2006) and Section 2 of the Council's approved Residential Design Guide SPD (2006).

02.REFUSAL REASON - Harm to neighbouring amenities

The proposal, by reason of its layout, depth of rear projection and associated separation distances, scale, bulk and massing would result in loss of outlook, sense of enclosure and loss of daylighting to the rear ground floor (north facing) flat within the neighbouring Green Park Court. The development would therefore be harmful to the residential amenities of neighbouring occupiers and contrary to 'saved' Policy SDP1 (i) of the adopted Southampton Local Plan Review (2006), Section 2 of the Council's approved Residential Design Guide

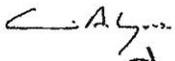
SPD (2006) and section 2.2 of the BRE guidance for site layout planning for daylight and sunlight.

03. REFUSAL REASON - S106 obligations

The applicant has failed to enter into a legal agreement securing a highway condition survey, site travel plan (including a student drop-off/collection management plan and a commitment that residents will not seek to secure parking permits to the Council's Controlled Parking Zones) and contributions towards site specific transportation/highway works that will mitigate the direct impacts of the development. Furthermore, the scheme does not limit occupation to students in lieu of an affordable housing contribution. In the absence of such an agreement it cannot be demonstrated that the proposal will not have an adverse impact on infrastructure or achieve a high quality development and the scheme is, therefore, contrary to policy CS15 and CS25 of the adopted Southampton LDF Core Strategy (2010) as supported by the Council's approved S.106 Planning Obligations SPD (2013).

00. Note to Applicant - Community Infrastructure Liability (Refusal)

You are advised that, had the development been acceptable, it could be liable to pay the Community Infrastructure Levy (CIL). Please ensure that, should you choose to reapply or appeal, you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/s-environment/policy/community-infrastructure-levy-guidance.aspx> or contact the Council's CIL Officer.


Chris Lyons
Planning & Development Manager

12 September 2013

For any further enquiries please contact:
Andrew Gregory

IMPORTANT NOTE TO APPLICANT

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Drawing No:	Version:	Description:	Date Received:	Status:
06		Location Plan	12.07.2013	Refused
01D		Site Plan	12.07.2013	Refused
05B		Elevational Plan	12.07.2013	Refused
02D		Floor Plan	12.07.2013	Refused
03C		Floor Plan	12.07.2013	Refused
04C		Elevational Plan	12.07.2013	Refused



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FULL APPLICATION - REFUSAL

Proposal: **Demolition of existing building and re-development to provide 21 units of student accommodation in a 4-storey building plus basement.**

Site Address: **10-11 Palmerston Road Southampton SO14 1LL**

Application No: **12/01887/FUL**

For the following reason(s):

01.The proposal by reason of its height, scale, bulk and design detailing would create an awkward form of development appearing at odds with its neighbours which would be incongruous within the street scene to the detriment of the character and appearance of the area contrary to policy CS13 of the Southampton Core Strategy (2010), policies SDP1 (i), SDP7 (iii) and (iv) and SDP9 (i), (iv) and (v) of the Southampton Local Plan Review (2006) and Section 3 of the Residential Design Guide SPD (2006)

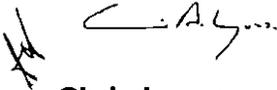
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05.The proposal fails to adequately demonstrate how it will achieve BREEAM 'excellent' standard in accordance with policy CS20 of the Southampton Core Strategy (2010).

06.The applicant has failed to enter into a legal agreement securing: a highway condition survey, contributions towards transportation/highways, open space and the public realm, student restrictions and a travel plan. In the absence of such an agreement it cannot be demonstrated that the proposal will not have an adverse impact on infrastructure or achieve a high quality development contrary to policy CS25 of the Southampton Core Strategy (2010).



Chris Lyons
Planning & Development Manager

27 March 2013

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Jo Moore

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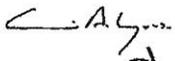
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03C		Floor Plan	12.07.2013	Refused
04C		Elevational Plan	12.07.2013	Refused