



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

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

Barzey Associates  
Woodleah  
Tedburn St. Mary  
Exeter  
Devon  
EX6 6AF

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 garage and sheds and erection of 2 x four bed detached two-storey dwellings and 2 x two-bed two-storey flats with associated parking, boundary treatment and retention of existing flats.

**Site Address:** 56/58 Cobden Avenue Southampton SO18 1FT

**Application No:** 13/01500/FUL

For the following reason(s):

#### 01.REASON FOR REFUSAL - Overdevelopment of the site

The scheme by reason of the number of units proposed, layout, and over-engineering of the existing site levels represents an overdevelopment of the site, which is judged to be out of context and character with the immediate area, taking into account its backland nature in relation the established pattern of development. As a result, this would represent a cramped and over-intensive, un-neighbourly impact, poor inter-relationship between existing and future occupiers by the reason of the following design issues:

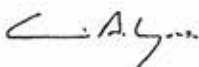
- i) The manner of the subdivision of the site into 3 plots, would result in an excessive footprint to plot ratio for the Gamlingay and the proposed flats which would be out of character with the plot coverage of the properties in the surrounding area.
- ii) Proposed dwellings adjacent to the eastern boundary will appear visually dominant when viewed from the neighbour's gardens of 60 and 62 Cobden Avenue. Furthermore, the first floor bedroom windows will directly overlook the rear garden of no. 62 and, therefore, adversely affect the neighbour's privacy. This is contrary to paragraph 2.2.1 to 2.2.2 of the Residential Design Guide.
- iii) The loss of a protected tree (ref no. T2-369 The Southampton (56-58 Cobden Avenue) TPO 2005)) of significant amenity and landscape value resulting in harm to the character of the local area.

- iv) The back to back separation distance between Albury and no. 25 falls well short of the minimum 28m back to back separation required to maintain adequate privacy between 2 and 3 storey properties as set out in paragraph 2.2.4 of the Residential Design Guide.
- v) The dwelling Gamlingay has a 2 storey form in close proximity to the end of the rear garden of 10 Cobbett Road which sits much lower in level and, therefore, will appear visually intrusive when viewed from the neighbour's garden following the removal of the tree and other vegetation.
- vi) The siting of the 2 storey massing of the proposed flats will unduly enclose and overlook the rear garden of the existing flats no longer making the amenity space fit for purpose. In addition, it will be an overbearing form of development when viewed from the habitable room rear windows of the existing flats, contrary to paragraph 2.2.7 of the Residential Design Guide.
- vii) The perpendicular orientation of Albury and its projection beyond the rear wall of Gamlingay will create a poor residential environment for the occupiers of the latter, by reason of unduly enclosing and overlooking the rear garden not making it fit for purpose, as well as unduly enclosing the outlook of the rear habitable room windows. This is contrary to paragraph 2.2.1 to 2.2.2 of the Residential Design Guide.
- viii) Create a poor residential environment for the proposed flats to share the amenity space with the existing flats. Inadvertently, the separate space for the flats would not be sufficient to meet the minimum size of private amenity space under paragraph 2.3.14 of the Residential Design Guide. In addition, the privacy of the ground floor flat lounge would be comprised as it is overlooked by the amenity space, which is contrary to paragraph 2.2.1 to 2.2.2 of the Residential Design Guide.
- ix) The intensification of use in terms of comings and going associated with additional vehicles using the proposed access and circulation area will result in undue noise disturbance to the neighbouring properties.

As such the proposal is contrary to saved policies SDP1(i), SDP7(ii)/(iii)/(iv)/(v), SDP9(i)/(v), SDP12(i) of the City of Southampton Local Plan Review (March 2006) and CS5, CS13 of the Core Strategy (adopted January 2010) as supported by the relevant parts of the Residential Design Guide Supplementary Planning Document (approved September 2006).

## 02.REASON FOR REFUSAL - Loss of habitat for protected species

The proposed development does not meet the provisions of the Habitats Directive, as set out in The Conservation of Habitats and Species Conservation 2010, as the three tests have not been met. In addition, the proposed development is likely to lead to a loss of habitat resulting in an adverse impact on local wildlife. This is contrary to saved policy SDP12(i) of the City of Southampton Local Plan Review (March 2006) and policy CS22 of the Core Strategy (adopted January 2010).



**Chris Lyons**  
**Planning & Development Manager**

4 December 2013

For any further enquiries please contact:  
**Stuart Brooks**

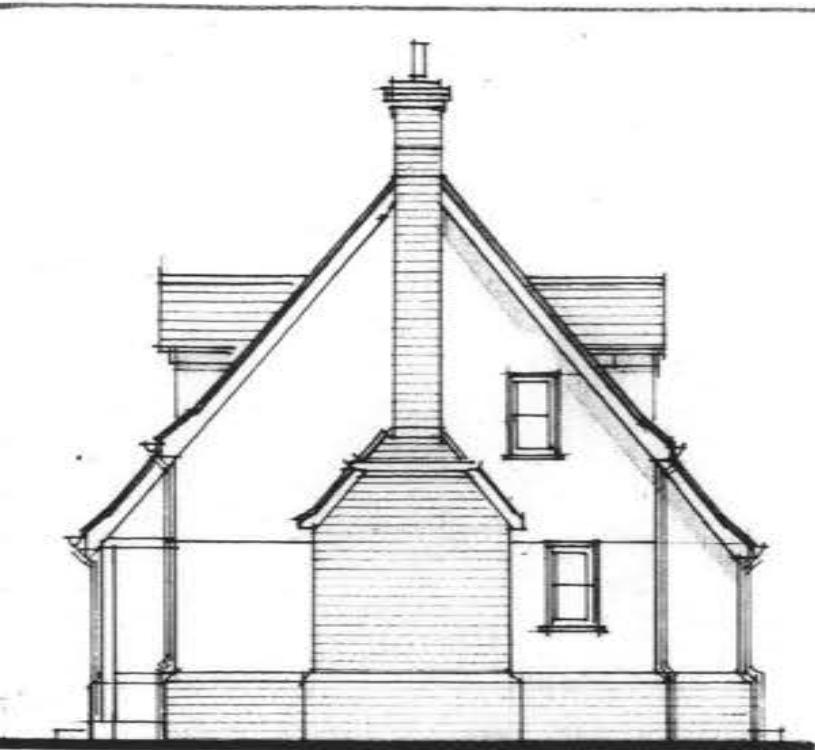
### **Note to Applicant - Community Infrastructure Liability (Refusal)**

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 chose 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.

### **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.

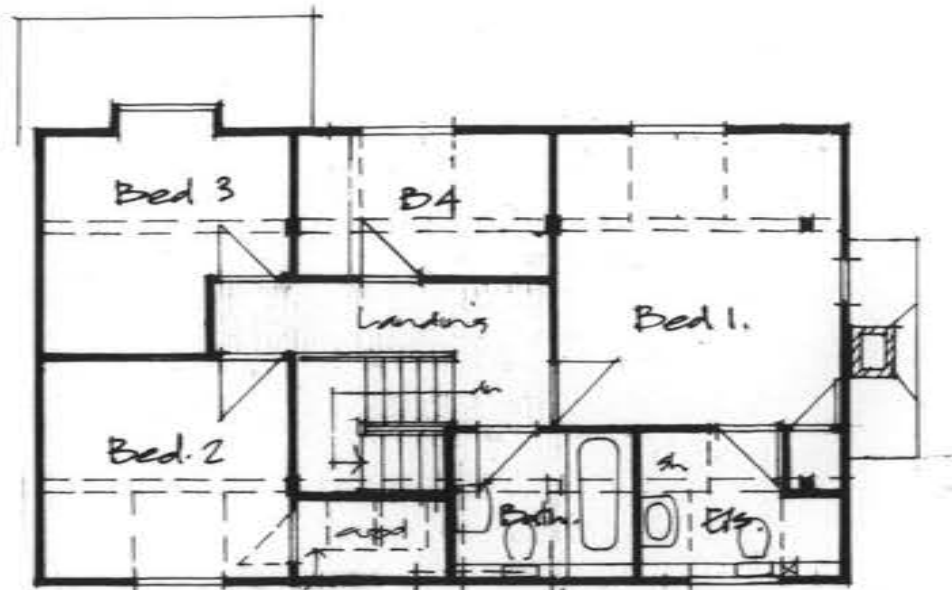
<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
		Location Plan	12.08.2013	Refused
SP/183/587/01		General Plan	12.08.2013	Refused
SP/183/587/04		General Plan	12.08.2013	Refused
SP/183/587/03		General Plan	12.08.2013	Refused
SP/183/587/02		General Plan	12.08.2013	Refused



W



N



1/2lt appt. with sloping dg up the velux lights to light stairwell.

PLANNING

12 AUG 2013 1:100

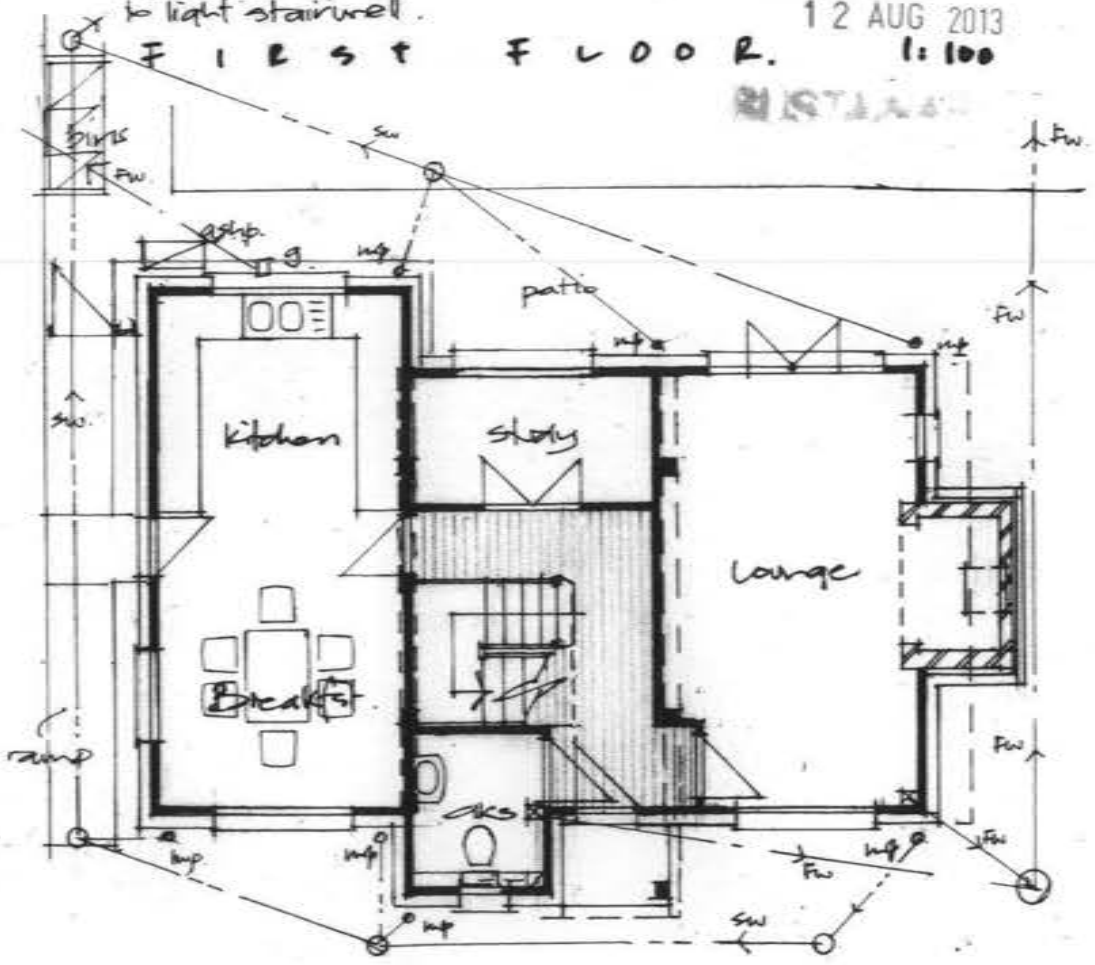
FIRST FLOOR.



E



S



GROUND FLOOR. 1:100

Kramer 9/8/13.



Scale 1:100 @ A3

**BARZEY ASSOCIATES** Tedburn St. Mary, Exeter, Devon. EX6 6AF  
tel: 01647 61282

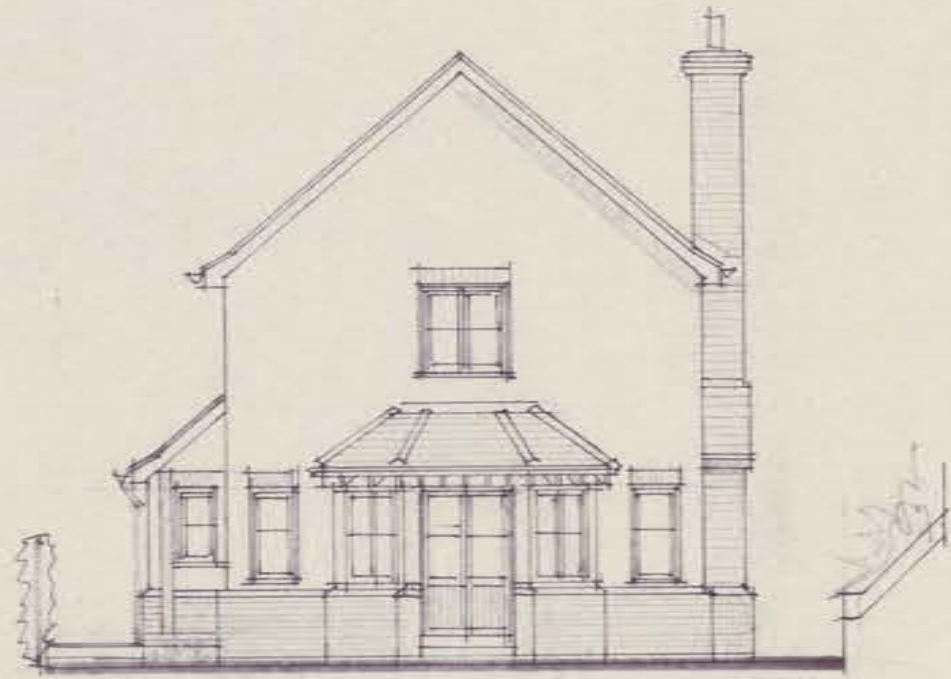
Title **NEW DWELLINGS ('GAMLINGAY C')** -  
56/58 Cobden Ave., Southampton.

Drawing No. **SP/183/587/03**  
Drawn: Date: 13/3/13 © Barzey Associates

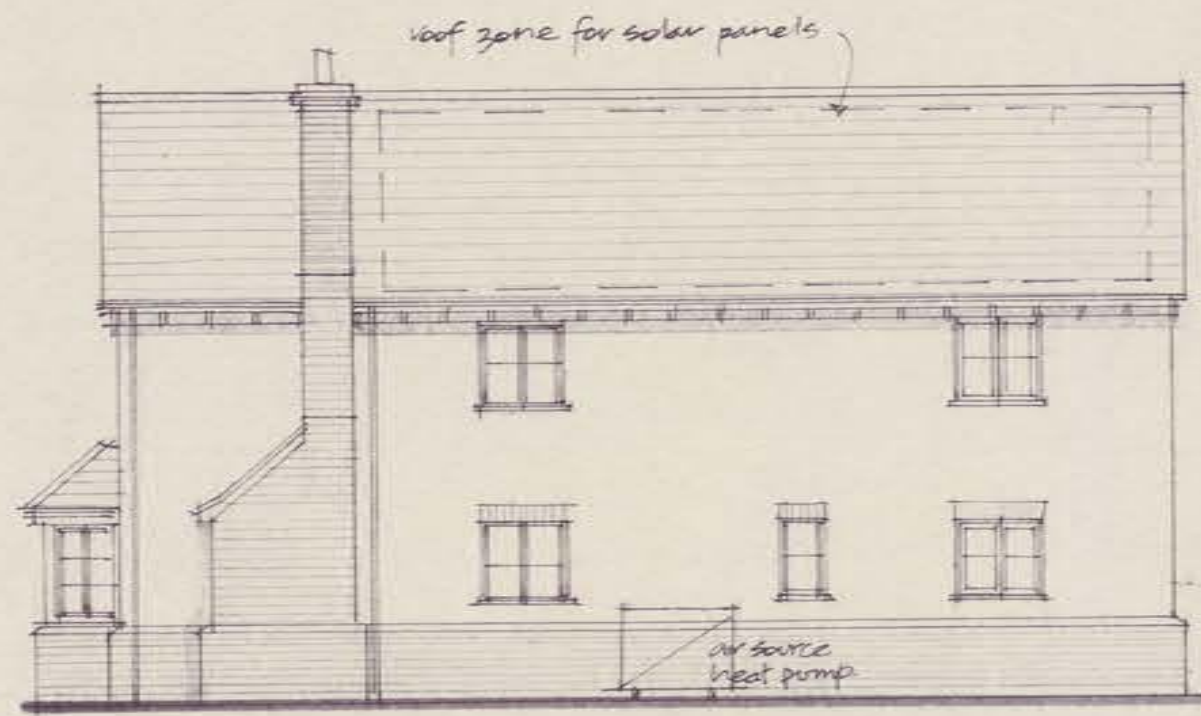








S.



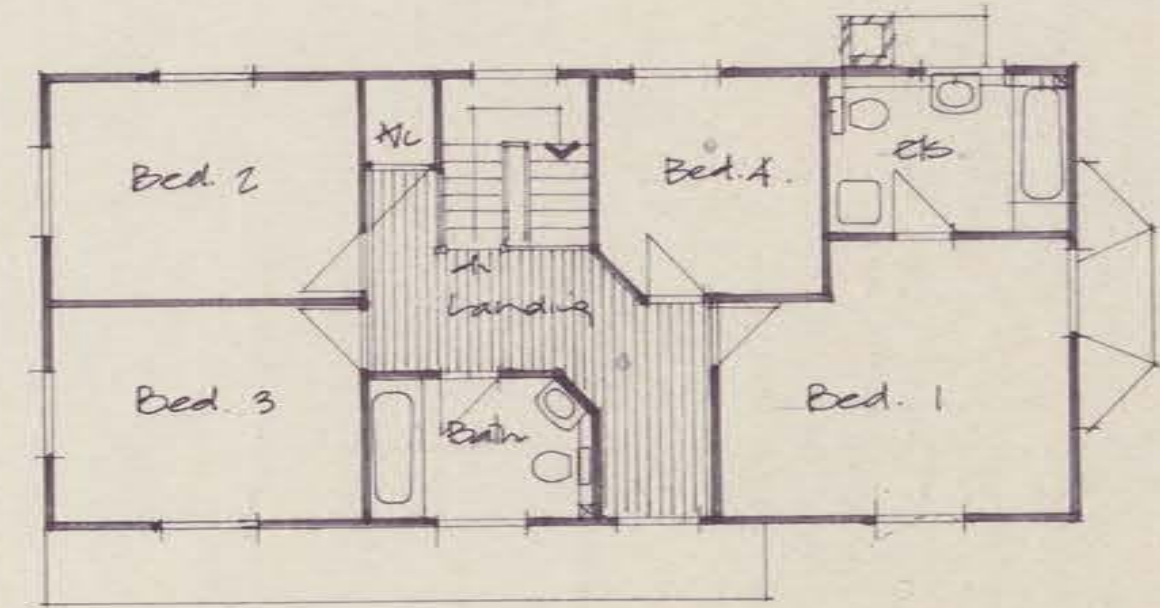
E.



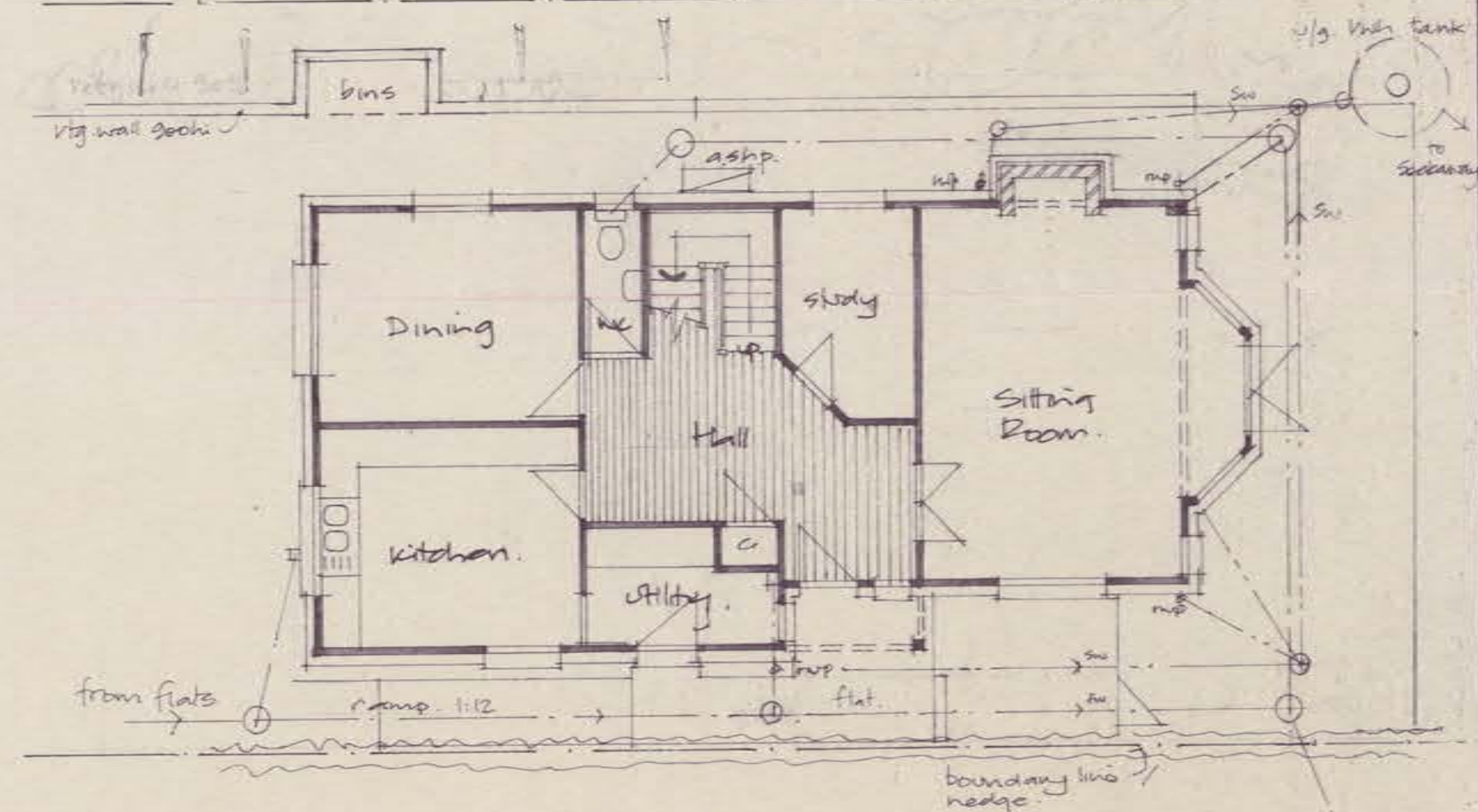
N O R T H.



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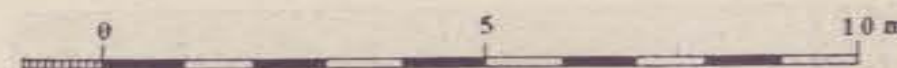
F I R S T F L O O R.



G R O U N D F L O O R.

'AUBURY' HOUSE TYPE.

PLANNING  
12 AUG 2013  
31.5.2.2013



Scale 1:100 @ A2

*Krum* 9/8/13  
© Barzey Associates 2012

Title  
New Dwellings: 'ALBURY'  
56/58 Cobden Avenue  
Southampton  
SO18 1FT.

Drawn: PWE/TS  
Date: 01/2  
Drawing No. SP/183/987/02

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