



## DETERMINATION OF APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1990

#### Town and Country Planning (General Development Procedure) Order 1995

Mr Brian Ryves  
1-3 Lyon Street  
Southampton  
Hampshire  
SO14 0LD

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:** Replacement of existing boundary treatment with 2m high wall and railing with timber panel detail to central section and 2.4m high vehicle entrance gates

**Site Address:** 492 Winchester Road Southampton SO16 7BG

**Application No:** 09/01171/FUL

For the following reasons:

##### 01. Reason for Refusal - Insufficient Information

Insufficient information has been submitted on the proposed brick wall on the south perimeter boundary by virtue of its location, scale and size in relation to two protected oak trees. This would be of the detriment to the character and appearance of the area and contrary to policies SDP 1 (i) (ii), SDP 7 (i) (ii) and SDP9 (v) of the Local Plan Review (March 2006).

##### 02. Reason for Refusal - Sightlines

The proposed brick wall on the south perimeter boundary by virtue of its location, scale and size in relation to the public highway has not provided sufficient sightlines for existing vehicles. This would impact on highways safety of the area and be contrary to policies SDP 1 (i) of the Local Plan Review (March 2006).

#### Notes to Applicant

1. Any future re application should submit:
  - A tree survey carried out by a suitably competent arboriculturalist (see section 4.2 of BS5837:2005)
  - An Arboricultural implications assessment (see section 6 of BS5837:2005)
  - An Arboricultural method statement including a tree protection plan (see section 7 of BS5837:2005)
  - An appropriately designed development plan showing all relevant tree information (see BS5837:2005 Section 7.1 f)
  - A plan to show onsite turning circle

2. The wooden panel fence post located behind the brick wall should align with the brick pillars to reduce the visually impact on the local area.

**David Rothery** *DR*  
**Development Control Manager**

14 January 2010

For any further enquiries please contact:  
**Fiona Riley**

**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> |
|--------------------------------|-----------------|---------------------|-----------------------|----------------|
| 29563 EXISTING SURVEY          |                 | Landscaping Plan    | 11.11.2009            | Refused        |
| 102 EXISTING AND PROPOSED PLAN |                 | Elevational Plan    | 11.11.2009            | Refused        |
| 100 EXISTING SITE PLAN         |                 | Location Plan       | 11.11.2009            | Refused        |
| 101 PROPOSED SITE PLAN         |                 | Block Plan          | 11.11.2009            | Refused        |