

H A M P S H I R E
PLANNING APPLICATION

APPL NO. **06 / 00325 / FU**

B2 E
 FORM 1

FEE

REG. DATE

PLEASE READ THE ACCOMPANYING NOTES AND COMPLETE THE FORM BY TYPING OR BLOCK LETTERS

A1 APPLICANT. Name & Address

QA DEVELOPMENT & PLANNING LTD (State Mr. Mrs, Miss etc.)
 & MRS MRS N HOLMES 141 BURGESS ROAD SOUTHAMPTON
 Post Code: **SO 16 7AA** Tel. No.: **0845 055 1135**

A2 AGENT. Name & Address

QUAYSIDE ARCHITECTS LTD
 THE STUDIO 141 BURGESS ROAD SOUTHAMPTON Post Code: **SO16 7AA**
 Tel. No.: **0845 055 1135** Contact Name: **MRS N. HOLMES**

A3 APPLICATION SITE. Address & Location

141 BURGESS ROAD SOUTHAMPTON SO16 7AA

A4 PROPOSALS. Brief Description

CHANGE OF USE FROM DWELLING TO LIVE WORK UNIT

B1 TYPE OF APPLICATION

Is this a full application for alteration/addition to an existing single dwelling? **YES / NO**
 If YES only answer questions coded ▲ If NO continue at B2

PLANNING &

- 3 MAR 2006

B2 Please tick appropriate box(es):—

- A Full Permission for New Works / Operations
- Change of Use
- B Outline Permission
- C Approval of Reserved Matters
- D Relief from Conditions of Previous Permission

SUSTAINABILITY
 PLEASE ANSWER
 OTHER QUESTIONS
 CODED AS SYMBOL

State number and date of previous permission and condition number. Please complete C1, C13 & D1.

- E Renewal of a Temporary Permission

State number of Temporary permission and expiry date. Please complete C1, C13 & D1.

B3 Has the development already started?

YES / NO

C1 INTEREST IN LAND. Please tick appropriate box

Freehold Owner Lessee Prospective purchaser

Other (please specify):
 Does the applicant own or control any adjoining land? **YES / NO**

C2 SITE AREA

(1 hectare = 2.471 acres)

The area of the application site is **0.053 HA** hectares (2 decimal places)

C3 OUTLINE APPLICATION Please tick to show which matters, if any, are to be considered.

External appearance Siting Design
 Means of access Landscaping

C4 RESERVED MATTERS Please tick **one or more boxes** to show which matters are included in this application.

Ref. No. of Outline Permission

External appearance Siting Design
 Means of access Landscaping

C5 VEHICLE PARKING
 How many garages/parking spaces to be provided?
 Lorries: Cars: ..5.....

C6 DEMOLITION
 Is any building or part of a building to be demolished? YES / NO

C7 USE OF LAND/BUILDINGS
 Please state **existing use**. If the property is vacant, state **last known use** and when it became vacant:
 RESIDENCE

C8 DWELLING UNITS
 Please state number:
 Existing on site: 1
 Intended on completion: 1

C9 DRAINAGE
 How is it proposed to dispose of:
 Surface Water: MAIN SEWER
 Foul sewage: EX SOAKAWAY/SEWER


C10 ACCESS TO HIGHWAY
 Is there to be a new access to a highway? Vehicles YES / NO Pedestrians YES / NO
 Is an existing access to be altered? Vehicles YES / NO Pedestrians YES / NO

C11 TREES
 Is it proposed to fell any trees? YES/NO or remove hedgerows? YES/NO

C12 MATERIALS
 Please state materials to be used for:—
 External Walls: NO CHANGE Colour: NO CHANGE
 Roofing: NO CHANGE Colour: NO CHANGE

C13 PLANS & DOCUMENTS ENCLOSED
 Plans / Drawings (including location plan) 698-LW-01, 698-LW-02

Ownership Certificate: Certificate A: YES / NO Certificate B: YES / NO; Other:
 Part II form (Commercial development): YES/NO
 Part III form (Agricultural development): YES/NO
 Part IV form (Minerals extraction): YES/NO

D1 I APPLY FOR PERMISSION / APPROVAL IN ACCORDANCE WITH THE PARTICULARS ABOVE AND THE PLANS ENCLOSED
 I enclose the fee of £ 265.00 cheque / ~~cash~~ / Postal Order
Note: Data Protection Act 1994 Information supplied may be computerized and used for planning purposes.
 Signed:  Applicant / Agent. Date 01 MARCH 2006

06/00325/PUL

Form 2

Town and Country Planning (General Development Procedure) Order

CERTIFICATE UNDER ARTICLE 7

This Certificate relates to proposed development at (a) 141 BURGESS ROAD SOUTHAMPTON

* COMPLETE BOTH SECTIONS 1 and 2 - delete as applicable.

I certify that:

SECTION 1

Certificate A

*1 On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (b) of any part of the land to which the application relates.

OR

~~Certificate B~~

~~*1. I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application*, was an owner (b) of any part of the land to which the application* relates, as listed below.~~

~~Owner's name (b) Address at which notice was served Date on which notice was served~~

PLANNING &

AND

- 3 MAR 2006

SECTION 2

Agricultural Holdings Certificate

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

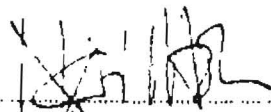
SUSTAINABILITY

OR

~~*2. I have/The applicant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

~~Agricultural tenant's name (c) Address at which notice was served Date on which notice was served~~

Signed



*On behalf of OA DEVELOPMENT & PLANNING LTD

Date 01 MARCH 2006

(a) please give the application site address.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Unless you are the sole freehold owner of all the land included in the application, you should complete Certificate B and serve notice on all other owners.

If you do not know the name and address of the owners of the land, please consult the local Planning Office for further advice.

(c) If you are the sole agricultural tenant enter "not applicable"

It is an offence to knowingly or recklessly complete a false or misleading Article 7 Certificate.

06 / 00325 / FUL



Southampton City Council
 Planning Department
 Civic Centre
 Southampton
 SO14 7LS

PLANNING &

- 3 MAR 2006

Our Ref : NH/CB/698

01 March 2006

SUSTAINABILITY

Dear Sir

141 BURGESS ROAD SOUTHAMPTON CHANGE OF USE TO LIVE WORK UNIT

Please find enclosed our application for a change of use from residential to a B1a live work unit at 141 Burgess Road Southampton comprising

5 copies of drawings:-

698-LW01	Site /Location Plan
698-LW02	Floor Plans

Our cheque in the sum of £265.00 made payable to Southampton City Council.

Officers will be aware of the planning history of this site which includes:

- (i) 28 July 2004 **Refusal** application 04/00865/FUL (a proposed 1.5 storey 3 bedroom dwelling)
- (ii) 12 October 2004 **Approval** application 04/01314/OUT (a proposed single storey dwelling)
- (iii) 05 October 2005 **Refusal** application 05/01181/2/M reserved matters application for consent 01314

The Council's approach to these previous applications has caused unreasonable delay and expense to ourselves as owner/applicant. We are a local architects practice that has been housed for some 25 years within the dock area. We have recently been forced to vacate our premises by Associated British Port's plan to demolish our building for operational reasons.

This combination of events, the delays in the planning process and the short term requirement for accommodation has caused us to consider the proposed change of use for the existing 141 Burgess Road dwelling.

The nature of our operation (four employees) would not cause harm to the amenity of local residents (B1a use by definition causes no such harm). The live/work arrangement is a sustainable flexible use of the building reducing reliance on the car and accords with the Council's emerging residential design guide section 10.3. The proximity to Burgess Road and the existing parking provision will avoid any harm by way of a significant increase in traffic movements. As a practice our workload is generated by a small number of clients (we do not generate significant client visits to the premises).

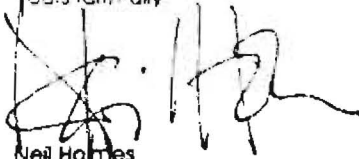
Given the planning history of this site and the interest displayed by our neighbours to date, we recognise that it is likely that this application will give rise to objections and concerns. We would welcome discussions on any of these concerns and would be prepared to agree to a personal

Quayside Architects Ltd
 "The Studio" 47 Burgess Road, "passer" Southampton SO16 7EA
 t 0845 055 1135 f 0845 055 1136 e mail@mail@quaysidearchitects.com
 Company Registered in England Reg No. 4367443 at the above trading office
 Registered Architects & Directors: Neil Holmes, Simon Reid

consent or Section 106 Agreement to avoid concerns about future intensification of the property if sold.

Should you require any further information on this application please do not hesitate to contact me

Yours faithfully



Neil Holmes
Quayside Architects

PLANNING &

- 3 MAR 2006

SUSTAINABILITY



Attention: Mr Andrew Gregory

Southampton City Council
Planning Department
Civic Centre
SOUTHAMPTON
SO14 7IS

Our ref: NH/BH/698
5 April 2006

Dear Sirs

**APPLICATION 06/00325/FUL
141 BURGESS ROAD – CHANGE OF USE TO LIVE-WORK UNIT**

Further to your telephone request of even date please find enclosed five copies of our amended location plan 698-LW-01A showing the five existing spaces noted on the application form.

In the event that you are contemplating a parking condition please note that the gross area of the building is 179 sq m which would not normally require five parking spaces. We have only indicated five because they are existing.

Your faithfully,

A handwritten signature in black ink, appearing to read 'Neil Holmes'.

Neil Holmes
QUAYSIDE ARCHITECTS

encs

PLANNING &

- 6 APR 2006

SUSTAIN CITY



Attention: Mr Andrew Gregory

Southampton City Council
 Planning Department
 Civic Centre
 SOUTHAMPTON
 SO14 7IS

Our Ref: NH/C8/698

20 April 2006

Dear Sir

**PROPOSED LIVE WORK UNIT APPLICATION REF 06/00325/FUL
 141 BURGESS ROAD**

Further to our 01 March 2006 application for the above we are writing to note the following.

- 1 Please mark the application form to note at B3 "No" to the question "has the development started?" ie the building has not been used as a live work unit. Our current occupation is unauthorised office use.

This question was inadvertently missed on the application form.

- 2 Whilst the application states that it is for "a change of use" to live work, it is our understanding that there is no change of use class involved, there being no "live work" use class. Thus the use class for the building will remain C3 and no planning consent would be required to revert to wholly residential use in the future.

These principles appear to agree with the case officer's report. If however the Council does not agree with the above, we would be grateful for notice of your views.

- 3 Our letter of 05 April 2006 refers to the proposed parking condition, please ensure that any condition is limited to the minimum number required in such a location. We note that your Highway Committee states that five spaces exceed the maximum. Under these circumstances condition 04 should specify retention of a minimum number of spaces.

Yours faithfully

Neil Holmes
 Quayside Architects

ADDITIONAL PLAN

APP. No. 06/00325/FUL

SOUTHAMPTON CITY COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
REFUSED
DATE 28-04-06

PLANNING &

- 5 APR 2006

JUSTICE & PROBATION

APPLICATION SITE

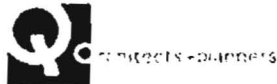


meadowhead road

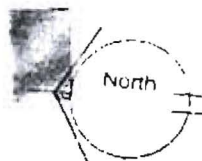
Burgess road

REFUSE

REV. A APRIL 06 PARKING SPACES ADDED



PROPOSED CHANGE OF USE TO LIVE WORK UNIT
141 BURGESS ROAD
Location Plan



Scale 1:500
Date Mar 06

Drawing No. 698-LW-01^A
Issue April 06

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06 / 00325 / FUL

SOUTHAMPTON CITY COUNCIL
DEVELOPMENT CONTROL SERVICES
STATUTORY COPY

SOUTHAMPTON CITY
TOWN & COUNTRY PLANNING 1999
REFUSED
28-04-06

REFUSE

APPLICATION SITE



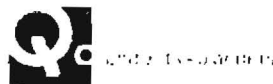
preo1 scabara

meadowhean road

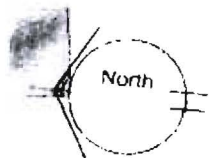
PLANNING &

- 3 MAR 2006

SUSTAINABILITY



PROPOSED CHANGE OF USE TO LIVE WORK UNIT
141 BURGESS ROAD
Location Plan



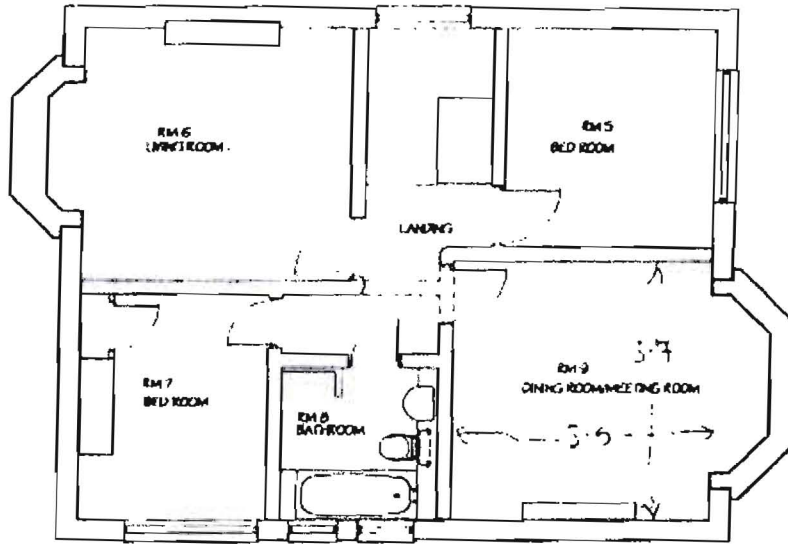
Scale 1:500
Date Mar 06

Drawing No. 698-LW-01
Issue Mar. 06

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SOUTHAMPTON CITY COUNCIL
LEVEL 1 CONTROL SERVICE
SOUTHAMPTON DRY CO

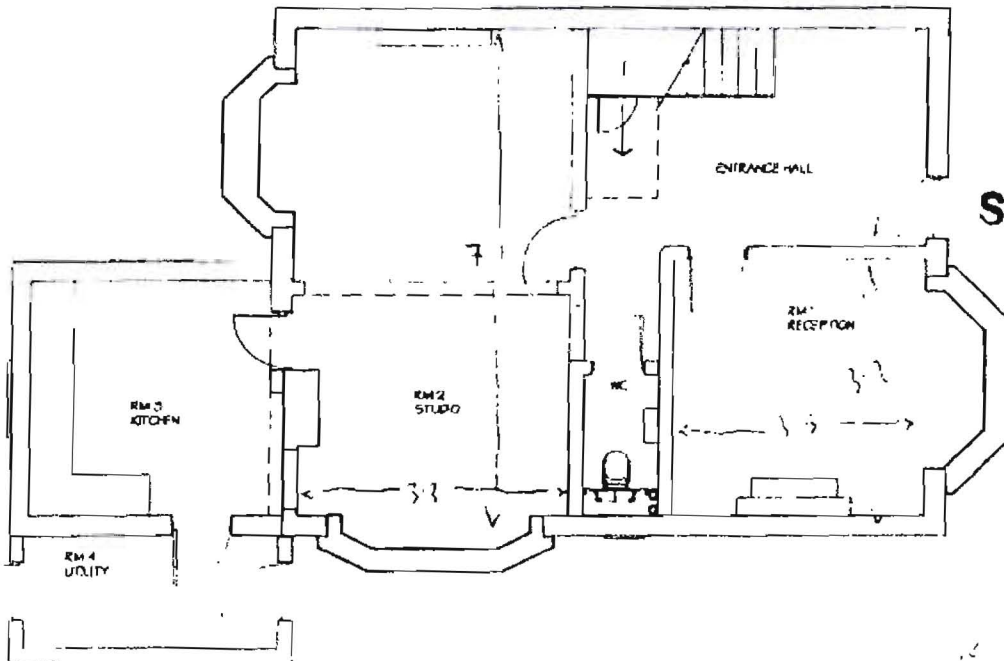
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FIRST FLOOR

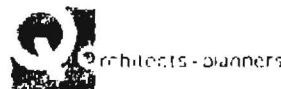
SOUTHAMPTON CITY COUNCIL
TOWN & COUNTRY PLANNING SERVICE
REFUSED
DATE 28-04-06

REFUSE



GROUND FLOOR

PLANNING &
- 3 MAR 2006
SUSTAINABILITY



PROPOSED CHANGE OF USE TO LIVE WORK UNIT
141 BURGESS ROAD
Floor Plans

Scale 1:500
Date Mar 06

Drawing No. 698-LW-02
Issue Mar. 06

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