

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 14 February 2012
Planning Application Report of the Planning and Development Manager

Application address: 24 - 28 John Street			
Proposed development: Erection of a 4-storey building to provide 19 self contained student residential units with a commercial unit (Class B1) on the ground floor and associated parking and refuse storage (outline application seeking approval for access, layout, scale and appearance)			
Application number	11/01625/OUT	Application type	Outline
Case officer	Andy Amery	Public speaking time	15 minutes
Last date for determination:	10.01.2012	Ward	Bargate
Reason for Panel referral	Major development subject to objection	Ward Councillors	Cllr Bogle Cllr Noon Cllr Willacy
Applicant: Mr A Bajar		Agent: Concept Design & Planning	

Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report		
Appendix attached			
1	Planning Policies	2	Planning History

Reason for granting Outline Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including the revised more traditional design and its impact on the setting of the Conservation Area and the character of the street scene, the potential risk to future occupiers from flooding, the level of car parking, the number and layout of units, the amenity and privacy of adjacent occupiers and the provision of a commercial unit at ground floor level have been considered and are judged to have overcome the original reasons for refusal and do not have sufficient weight to justify a refusal of the application. Where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus outline planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, H1, H2, H5, H7, HE1, HE2, HE6 and MSA1 of the City of Southampton Local Plan Review (March 2006) and CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS19 and CS20 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Recommendation in Full

Delegate to the Planning and Development Manager to grant outline planning permission subject to:

The completion of a S.106 Legal Agreement to secure the following heads of terms which are the subject of a viability assessment:

- i. Financial contributions towards site specific highway improvements in the vicinity of the site in accordance with policies CS18, CS19 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- ii. A financial contribution towards strategic transport improvements in the wider area in accordance with policies CS18 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- iii. Financial contributions towards the relevant elements of public open space required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) with regard to
 - Amenity Open Space (“open space”);
 - Play Space and;
 - Playing Field.
- iv. Restriction on the occupation of the units to full time students only and entering into a student intake management plan.
- v. Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;
- vi. The restriction of parking permits for the surrounding streets for the future occupants of the development.

And that the Planning and Development Manager be delegated power to vary relevant parts of the Section 106 agreement and to add or vary conditions as necessary as a result of the full appraisal of the viability assessment submitted by the applicant and any further negotiations with the applicant.

In the event that the legal agreement is not completed within two months the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

1.0 The site and its context

- 1.1 The application site comprises a surface car park and servicing area at the rear of Oxfords Restaurant and adjacent to residential houses in John Street. The upper floors above Oxfords Restaurant have been

converted to residential use and one of the flats gains access across the site.

- 1.2 The site is located within John Street immediately adjacent to but not within the Oxford Street Conservation Area. John Street comprises relatively modern residential properties of three storey height in terraced form with integral garages. The site is located with Flood Risk Zone 3.

2.0 Proposal

- 2.1 The proposals are similar in scale, massing and design to that considered and approved by Panel in October 2011 to provide a four storey building. However, whilst those earlier schemes comprised 10 flats on the upper floors with an office on the ground floor the current proposal provides 19 self-contained student units with an office on the ground floor. A separate entrance point is provided for the student units in a similar manner to that approved on the flatted scheme and a similarly designed undercroft provides vehicular and pedestrian access to the servicing area at the rear which includes refuse storage, cycle storage and car parking for 3 cars.
- 2.2 The current proposals retain the approved traditional design which reflects the existing proportions and design of buildings found within the adjacent Conservation Area. It is also similar to earlier approved proposals for this site.
- 2.3 The upper floors continue to step forward of the adjacent terrace of houses in John Street and this projection has been maintained at 0.2m. The upper floor is recessed from the main façade by between 0.8m and 1.3m. The building is 11.4m high compared to the 10.6m height of the terraced housing in John Street. However, the buildings fronting Oxford Street in the immediate vicinity of John Street have a similar proportion of three vertical storeys with a fourth storey set back from the façade.
- 2.4 Two of the units on the upper floor would have access to a small area of roof terrace to the front and rear of the building. All other units have good outlook and daylight to each of the living spaces. The units range in size from 16sq m to 24sq m. A typical unit is 18sq m comprising a 'studio' arrangement with bed/living/kitchen area with separate en-suite bathroom. A small number of units have separate kitchen areas (4 units at second floor level) and one unit has a separate bedroom (first floor). The site is within close proximity to all the facilities of Oxford Street, Queens Park and Ocean Village. The roof terrace areas have been significantly reduced since the previous application and are limited to the southern most section of the roof (front and rear) away from the neighbouring houses in John Street.
- 2.5 The ground floor office visually relates to the commercial activity at the junction of Oxford Street and John Street and is considered to complement the healthy mix of uses within this part of the city centre.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted and emerging policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.

4.0 Relevant Planning History

- 4.1 The site has been used as a surface car park for many years and was historically connected to Oxfords Restaurant in ownership terms, with access and servicing arrangements still in place and intended to be retained. In 2002 an application was approved for a three storey building comprising two town houses and three flats on this part of the site. In 2005 an application for a 4 storey 47 bedroom hotel on the site was agreed by the then Planning Committee but as the S.106 was not completed the decision was never issued. More recently, application 10/00021/OUT was refused substantively on design grounds. An identical scheme in terms of number of units, but amended design was approved by Panel in October 2011 (11/01220/OUT).

The details of the above applications are included in **Appendix 2**.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying 59 adjoining and nearby landowners, placing a press advertisement and erecting a site notice . At the time of writing the report **1** representation has been received from the City of Southampton Society.
- 5.2 **Objections**

- Object to the increased number of units and would prefer to see a mix of unit sizes aimed at families.

These matters are addressed in Section 6 of this report.

- 5.3 **SCC Highways** – No objections have been received to the proposals.
- 5.4 **Environmental Health** – No objections subject to the ground floor use being used and retained as a B1(a) office.
- 5.5 **B.A.A** – require an informative to be imposed regarding the use of cranes.
- 5.6 **Southern Water** – no objections. Note that the submission indicates that flood risk will not be increased as permeable materials will be used to ensure no increase in net surface run-off.
- 5.7 **Archaeology** – The archaeological information submitted with the application is totally inadequate and in other circumstances would result in a request for the application to be refused. However, given the unlikely event of the existence of archaeology that would prevent development taking place it is recommended that pre-commencement conditions can be used on a planning consent.
- 5.8 **Environment Agency** – The site is located within a flood zone and the ground floor is at risk from flooding. Whilst no objection is raised by the Agency on flood grounds it is noted that a detailed flood warning and evacuation plan has not been submitted. Advice in PPS 25 (Paras 7.23 – 7.31) suggests these can have a significant contribution to managing flood risk. It is suggested that condition be imposed requiring such a plan prior to commencement.

6.0 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- i. The principle of development;
 - ii. The design of the proposal together with the impact on the character of the area including the setting of the Conservation Area;
 - iii. The impact on the amenities of neighbours of the site;
 - iv. Flood Risk
 - v. Parking and highways

6.2 Principle of Development

- 6.2.1 The application site is previously developed land and has had the benefit of consents and resolutions to grant buildings of a similar scale and massing. The site would benefit from redevelopment in terms of the visual quality of the setting of the Conservation Area and a predominantly residential scheme is considered appropriate for this location. Student Housing in purpose built developments has become more prevalent in recent years with the private sector identifying a market for which there is a high demand in a City with 3 full time student establishments. Schemes of this nature can take the pressure off the demand for family houses to be turned into HMO's and

a City Centre location close to all amenities is an appropriate and sustainable location for such a development.

6.2.2 This is a high density scheme (480 units per hectare), Core Strategy Policy CS5 suggests that high densities (over 100 d.p.h.) should be limited to the most accessible areas, namely the city centre. However, this is a 'specialised' housing scheme based on similar models of student accommodation approved in other areas of the City. The units are designed for single occupation rather than the previously approved mix of one, two and three bedroom flats. Based on average occupation rates for units the approved scheme of 7 one bed' 2 two and 1 three bed flats would typically have an occupation level of 17 people. The slightly higher occupation rate of 19 individuals currently being proposed is not considered to have a material impact. A high density development is considered to be acceptable in this location as it would result in making efficient and effective use of previously developed land in a sustainable location as recommended in PPS 3 and local planning policies within a building of similar height and massing to that previously approved.

6.3 Character and Design

6.3.1 The design is externally similar to that recently approved and is considered to respect buildings in the wider area. The key to the successful delivery of a quality scheme will be attention to detailing and insistence on high quality materials. Conditions have been imposed to enable this level of quality to be delivered.

6.4 Impact on Residential Amenity

6.4.1 The projection of the upper floors forward of the houses in John Street has been reduced by 0.6m to 0.2m. Whilst this will still have a small impact on the occupier of the adjacent house at 23 John Street it will cause little shadowing across the front elevation during late morning until early afternoon. This relationship is not considered to be harmful. Access to small areas of roof terrace is restricted to two units on the southern most element of the building away from the houses in John Street. The buildings to the rear of the site appear to be in residential use but the separation distance is no less than the current relationship with the houses in John Street or the previously approved schemes. The relationship with Oxford House is similar to that proposed on earlier schemes when the objector had ownership of both elements of the site. It was always intended for the site to be developed comprehensively with Oxford House. The separation of the site by the previous owner (now objector) complicates matters a little with regard to access arrangements and facilities for cycles and refuse. However, the relationship between the proposed building and the flats in the upper floor of Oxford House is not considered to be harmful or unusual for a city centre location.

6.4.2 The occupiers of the two second floor units have access to amenity space on a very limited section of roof terrace. All other units have outlook and daylight serving the living areas. The development makes provision for cycle and refuse storage, which would be conveniently

located in relation to the flats. A collection point would be provided, accessible by the refuse collection vehicle and a condition is suggested to secure a management plan for the removal of containers to and from the collection point.

6.5 Flood Risk

6.5.1 The site is located within Flood Zone 3 and is therefore at risk from flooding. Advice in PPS 25 is therefore applicable and generally advises against residential development in such location and also requires a sequential approach to be undertaken. The applicant has submitted a brief flood risk assessment. The applicant has identified that as the residential units are all at first floor and above these will not be directly affected by predicted flood levels and that the risk to occupants from flooding is low. A condition is suggested in line with the advice from the Environment Agency as set out in the consultation response section of this report.

6.6 Rights of Way, Parking and Highways Issues

6.6.1 The site would be constructed in a manner which ensures rights of access to existing residents and emergency routes for the commercial unit. Three parking spaces are shown to serve the student units. 19 Cycle spaces will also need to be provided. Management of drop off and pick up are set out by the S.106 agreement. This level of parking proposed to serve the units is considered acceptable to serve a development of this scale in a city centre location. The maximum standards in the City Centre have not been affected by the recent approval of the Parking Standards SPD. It is noted that during the separation of the site from what was previously a single ownership the 3 parking spaces which were to serve the flats in Oxford House have been relinquished. A car-free scheme to serve the flats above Oxford House was considered to be acceptable given the city centre location.

7.0 Conclusion

7.1 The design is considered to reflect the character and proportions of buildings within the Conservation and has addressed the original reason for refusal. The likely risk to occupants from flooding is low given the floor heights of the habitable accommodation being above predicted flood levels. Given the benefits in terms of urban design on what is an under-used previously developed site, it is considered the proposals will make a positive contribution to the locality.

7.2 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985
Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 2(b), 2(c), 2(d), 3(a), 6(c), 6(h), 7(a), 8(a), 9(a), 9(b) 10(a) and 10(b)

AA for 14.01.2012 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings, the appearance and design of the structure, the scale and the massing and bulk of the structure is approved subject to the following:

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site:-

the landscaping of the site specifying both the hard, soft treatments and means of enclosures.
- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission
- (iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Additional Details Required Condition

Details of the following particulars of the proposed development in addition to the submission of Matters Reserved from the Outline Planning Permission hereby approved shall be submitted to and approved in writing by the Local Planning Authority (or on behalf of the Secretary of State for the Environment on appeal) :

- (A) In addition to Reserved Matters for the appearance and design of the building(s) a detailed plan specifying the external materials, including colour finish, to be used on the building.

[B) Details of the treatment to the boundaries of the site, and all screen walls or fences within the proposed development including privacy screen details to be provided at rooftop level;

[C] Details at no less than 1:10 scale of any rainwater goods, vents or flues to be provided on the front elevation including colour finish and materials.

[D] Details at no less than 1:10 scale, including sections where necessary, of the detailing of all windows and doors including the depth of recesses and dimensions of frames and glazing bars including the horizontal panels to windows on the front elevation, the depth of the recesses to the vertical bands and the design and method of fixing of the balustrades to the Juliet balconies on the rear elevation.

[E] Details of the materials to be used for the external hardsurfacing areas within the site.

(F) Full details of any enclosures to be provided for the refuse storage area and identification of collection points;

[G] Details of any external lighting.

[H) Detailed plans specifying the areas to be used for contractors vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted;

Reason:

To ensure the proposed development is undertaken to a standard appropriate for the sensitive location adjacent to the Conservation Area.

03. APPROVAL CONDITION - Change of Use - Scope and Limitation within B1(a) Use Class

Unless otherwise agreed in writing by the Local Planning Authority the ground floor commercial unit shall only be used as an office within Use Class B1(a) of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking, amending, or re-enacting that Order) and shall not be used for any other use within the B1 Use Classes.

Reason:

In recognition of the sensitive location of the site adjacent to a Conservation Area and close to residential properties.

04. APPROVAL CONDITION - Hours of Use - office use [Performance Condition]

Unless otherwise agreed in writing with the Local Planning Authority the office use or any subsequent use of the ground floor commercial unit that may be approved by the Local Planning Authority shall not operate outside the following hours:

Monday to Sunday and recognised public holidays : 0700 hours to 24.00 hours (7.00am to 12.00 midnight)

Reason:

To protect the amenities of the occupiers of existing and proposed nearby residential properties including the flats above..

05. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

06. APPROVAL CONDITION - Archaeological investigation [Pre-Commencement Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

07. APPROVAL CONDITION - Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is completed.

08. APPROVAL CONDITION - Archaeological damage-assessment [Pre-Commencement Condition]

No development shall take place within the site until the type and dimensions of all proposed groundworks have been submitted to and agreed by the Local planning Authority. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

Reason:

To inform and update the assessment of the threat to the archaeological deposits.

09. APPROVAL CONDITION - Cycle and Refuse Storage - Pre-Occupation/Performance Condition

Prior to first occupation of any of the flats the refuse and cycle storage facilities shall be provided in accordance with additional details to be provided prior to first occupation of any of the flats. The approved details shall be thereafter retained and maintained for use by the occupiers of the flats.

The cycle store for the residents shall be secure and have lighting which is activated when used.

The bin stores shall be constructed of brick under a suitable weatherproof roof, with adequate ventilation. The collection doors are to be of sturdy construction and hinged to open outwards with a minimum opening of 1.4m wide, and the lock system to comply with SCC standard lock requirements which utilises a fob. Six fobs to be provided to SCC refuse collection service.

Internal lighting to operate when doors are open, and a tap and wash down gully to be provided, with suitable falls to the floor.

Any gates on route to access the bins are not to be lockable, unless they comply with SCC standard lock detail.

The gradient of the access path to the bin store shall not exceed 1:12 unless suitable anti-slip surfacing is used, and still shall not exceed 1:10.

REASON

To ensure appropriate facilities are provided to serve the development.

10. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

11. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Occupation Condition]

Written documentary evidence demonstrating that the development will achieve at minimum Level 3 of the Code for Sustainable Homes, including at least 15%] in category Ene1, shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted, unless an otherwise agreed timeframe is agreed in writing by the LPA. The evidence shall take the form of a post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body.

REASON:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

12. APPROVAL CONDITION - Drainage - Pre-Commencement Condition

No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in Consultation with Southern Water.

REASON

To ensure appropriate drainage facilities are provided to serve the site.

13. APPROVAL CONDITION - Juliet Balconies to Rear Elevation - Performance Condition

The balustrade detail shown to the Juliet Balconies on the first and second floor elevations of the rear elevation shall be designed and fitted so as to prevent occupiers of those units from standing or sitting beyond the rear wall of the building and to enable the full height windows to open inwards only.

REASON

In the interests of the privacy of nearby occupiers.

14. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (January 2010)

CS1	City Centre Approach
CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
HE1	New Development in Conservation Areas
HE6	Archaeological Remains

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

Planning Policy Statement: Planning and Climate Change - Supplement to
Planning Policy Statement 1 (December 2007)

PPS3 Housing (2010)

PPG13 Transport (2011)

PPS25 Development and Flood Risk (March 2010)

Relevant Planning History

02/00554/FUL

Conversion of Oxford House to provide 11 flats (7 x 1 bedroom and 5 x 2 bedroom) and redevelopment of 25-28 John Street to provide 2 four storey three bedroom town houses and a four storey block comprising 3 x 2 bedroom flats.

Date of Panel 30.09.2003 and referred back for amended plans 27.01.2004.

Application Approved 13.07.2005 following completion of S.106.

05/01632/FUL

Redevelopment of 22-28 John Street by the erection of a four-storey building and conversion of 1st, 2nd and 3rd floors of Oxford House to create a 47 bedroom hotel.

Date of Panel 18.07.2006

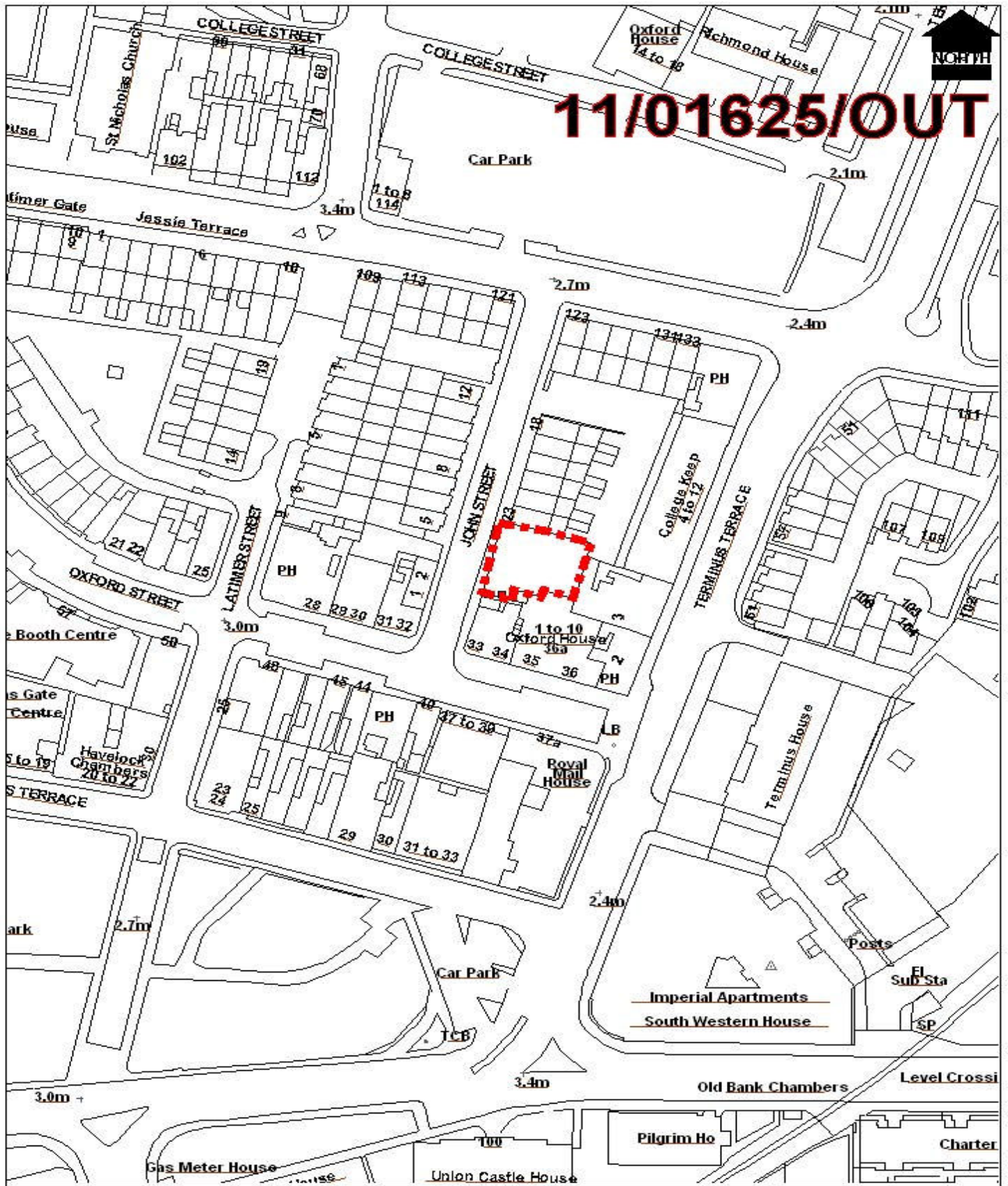
Application considered withdrawn following failure to complete S.106 25.07.2008.

11/00021/OUT

Re-development of the site to erect a 4-storey building containing 10 flats (3 studios, 4 x 1-bedroom, 2 x 2-bedroom, 1 x 3-bedroom units) and commercial unit on ground floor with associated parking, cycle and refuse store (outline application seeking approval of means of access, appearance, layout and scale)

Date of Panel 19.07.2011.

Application Refused.



11/01625/OUT

Scale : 1:1250

Date : 01 February 2012

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