

Application 15/02363/FUL

Relevant Planning History

15/01839/FUL, Erection of a part two-storey and part single-storey building with accommodation in the roof to create 3 flats (1 x three bed and 2 x one bed) with associated cycle and refuse storage following demolition of existing building.
Refused, 19.11.2015

Reason for refusal - Character and amenity of street scene

The proposed development, by means of its design and massing of the roof form, represents an unsympathetic form of development, harming the visual amenity of the existing street scene through the creation of an out of character and overbearing form of development which fails to respect the existing design and scale of properties within the surrounding street scene. The proposal thereby proves contrary to saved policies SDP1, SDP7(i)(iv) and SDP9(i) of the adopted City of Southampton Local Plan Review (March 2006) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010), with particular reference to sections 2.3.4-9 and 2.5.2 of the Residential Design Guide.

12/00338/FUL, Erection of a part 2-storey, part single storey building to create 2 dwellings (comprising 1x3-bed and 1x2-bed) with associated parking and cycle/refuse storage, following demolition of existing building (resubmission of 11/00896/FUL)
Conditionally Approved, 18.06.2012

11/00896/FUL, Erection of a part 2-storey, part single storey building to create 3 flats (comprising 2x2-bed and 1x1-bed) with associated parking and cycle/refuse storage, following demolition of existing building.
Refused, 01.09.2011
Appeal Dismissed, 03.02.2012

Reason for refusal – Loss of a family dwelling

The proposed development would result in the loss of a family sized dwelling. The retained residential accommodation provided does not meet the specification of a family home as set out in Policy CS16 of the Local Development Framework Core Strategy (January 2010) by failing to provide an appropriate number of bedrooms. As such, the proposal does not contribute an appropriate mix of housing type contrary to Policy CS16 of the adopted Local Development Framework Core Strategy (January 2010).

Reason for refusal – Loss of a family dwelling

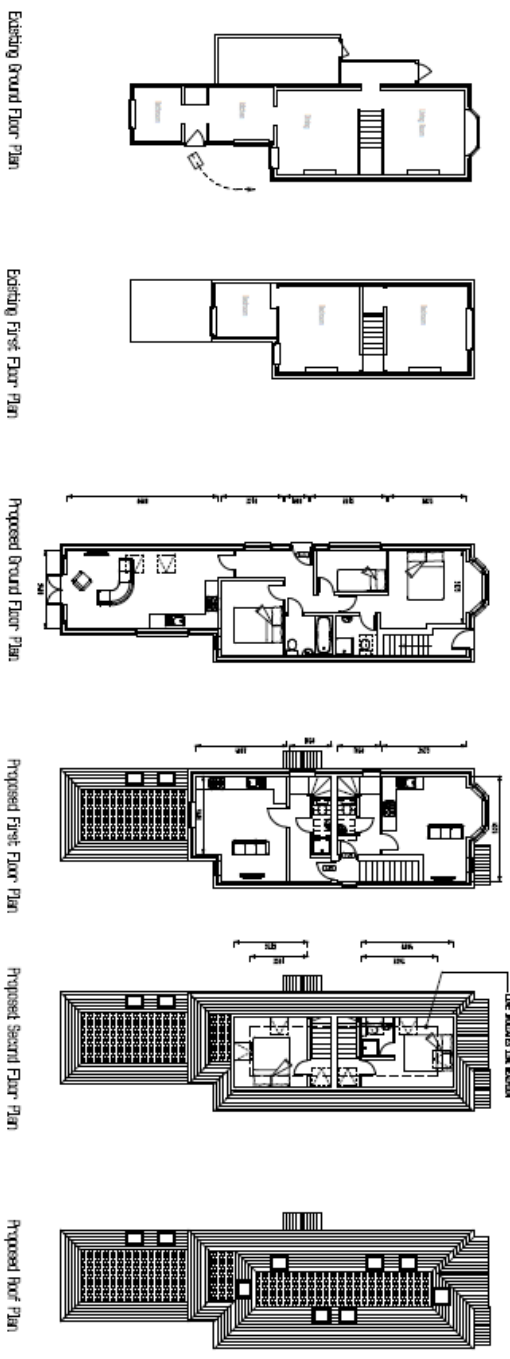
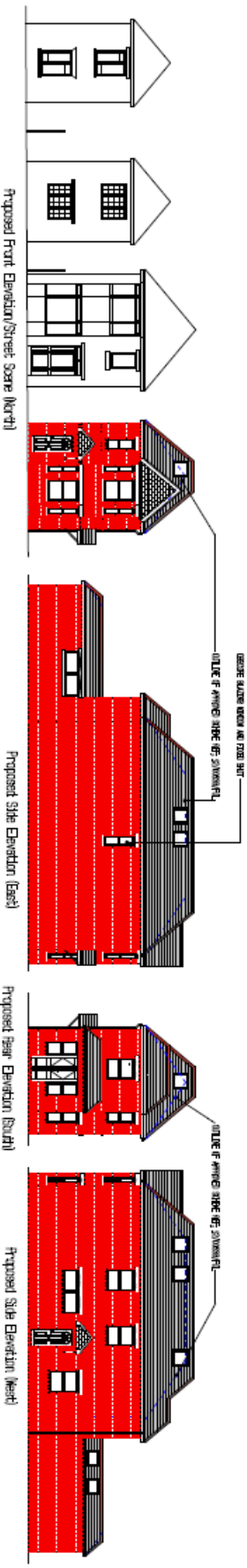
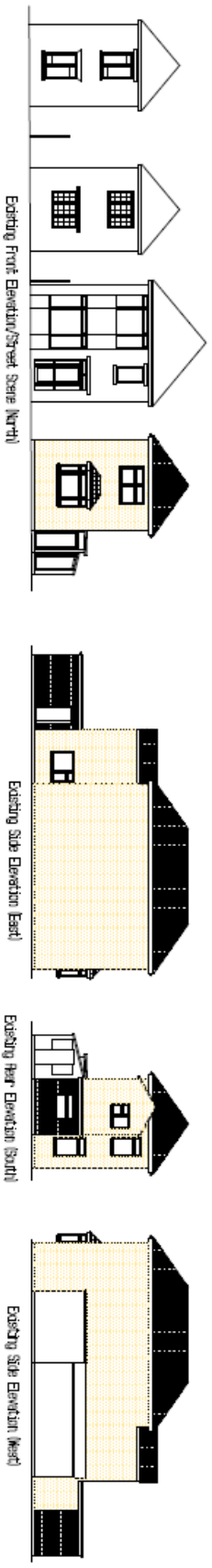
The proposed development would result in the loss of a family sized dwelling. The retained residential accommodation provided does not meet the specification of a family home as set out in Policy CS16 of the Local Development Framework Core Strategy (January 2010) by failing to provide an appropriate number of bedrooms. As such, the proposal does not contribute an appropriate mix of housing type contrary to Policy CS16 of the adopted Local Development Framework Core Strategy (January 2010).

Refusal Reason - Poor residential environment

The Local Planning Authority is not satisfied that appropriate and satisfactory living conditions would be created for the proposed flats. This is by reason of ground floor habitable room windows being located in close proximity to the boundary fencing and car parking spaces which results in poor outlook, limited light and loss of amenity as vehicles manoeuvre onto and from the site (particularly from headlight glare in the evening). It is judged that such an arrangement is symptomatic of over development and results in an over intensive form of development with insufficient light and outlook to habitable rooms which leads to an unacceptably poor residential environment for future occupants of the site contrary to the principle of saved Policy SDP1 (i) of the City of Southampton Local Plan review (March 2006) and Policies CS13 and CS16 of the adopted Core Strategy as supported by paragraph 2.2.1 of the Residential Design Guide.

Refusal reason – Parking and Refuse Arrangements.

The proposed parking spaces do not comply with the standard dimension of 2.4m x 4.8m. This will result in vehicles overhanging the public highway to the detriment of users of that highway. Furthermore, the proposal fails to provide an appropriate refuse collection point which will encourage refuse bins to be stored on the public highway contrary to Policies SDP1 (i – with particular regards to paragraphs 5.2.3 and 9.3.1 of the Residential Design Guide [September 2006] and SDP5 of the Local Plan Review and Policy CS19 of the adopted Core Strategy.



ACA ARCHITECTURAL DESIGN
 11 MILLIKEN AVENUE
 EASTLEIGH
 VIC 3015

Client:
 Mr. S. HAYES

Project Title:
 34 Atholway Road, Sturley
 3015 VIC

Existing & Proposed Plans

Scale:
 1:100 On A1 Paper
 0 0.5m 1m 1.5m 2m 2.5m

Drawn by:
 AC

Checked by:
 AC

Project No:
 2015/01

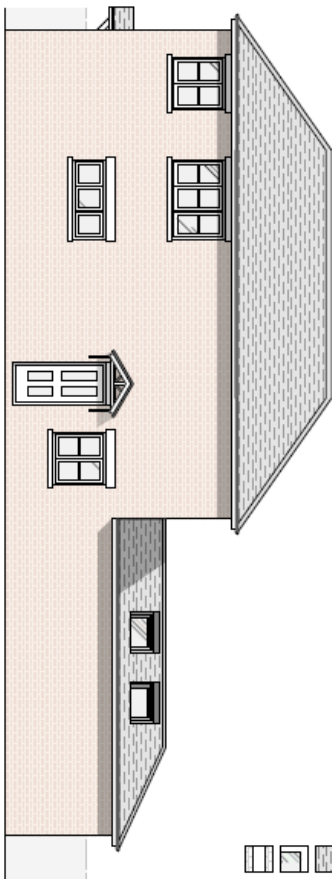
Date:

ACA Architectural Design is a registered architectural practice under the Victorian Architectural Act 1991.





Legend:
 ■ EXISTING MASONRY
 ■ PROPOSED MASONRY
 ■ EXISTING GLASS
 ■ PROPOSED GLASS
 ■ EXISTING ROOF
 ■ PROPOSED ROOF
 ■ EXISTING TERRACE
 ■ PROPOSED TERRACE
 ■ EXISTING DRIVEWAY
 ■ PROPOSED DRIVEWAY
 ■ EXISTING FENCE
 ■ PROPOSED FENCE
 ■ EXISTING LANDSCAPE
 ■ PROPOSED LANDSCAPE
 ■ EXISTING LIGHTNING STRIKES
 ■ PROPOSED LIGHTNING STRIKES
 ■ EXISTING UTILITIES
 ■ PROPOSED UTILITIES
 ■ EXISTING STRUCTURE
 ■ PROPOSED STRUCTURE
 ■ EXISTING WALLS
 ■ PROPOSED WALLS
 ■ EXISTING FLOORS
 ■ PROPOSED FLOORS
 ■ EXISTING CEILING
 ■ PROPOSED CEILING
 ■ EXISTING ROOF
 ■ PROPOSED ROOF
 ■ EXISTING TERRACE
 ■ PROPOSED TERRACE
 ■ EXISTING DRIVEWAY
 ■ PROPOSED DRIVEWAY
 ■ EXISTING FENCE
 ■ PROPOSED FENCE
 ■ EXISTING LANDSCAPE
 ■ PROPOSED LANDSCAPE
 ■ EXISTING LIGHTNING STRIKES
 ■ PROPOSED LIGHTNING STRIKES
 ■ EXISTING UTILITIES
 ■ PROPOSED UTILITIES
 ■ EXISTING STRUCTURE
 ■ PROPOSED STRUCTURE

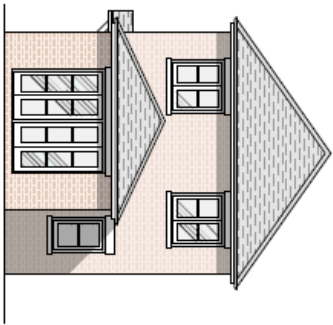


north east elevation

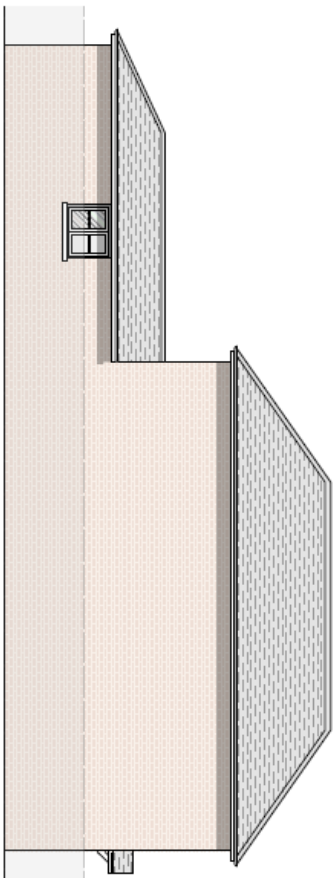


south west elevation

- material key:
-  red brick
 -  composite slate roof tiles
 -  UPVC windows and doors
 -  concrete lintels and sills



south east elevation



north east elevation

Rev	Note	Date

Note:
Do not scale from this drawing for other than planning purposes, all sizes to be confirmed on site before construction.
The copyright of this drawing is retained by Concept Design & Planning Ltd.
This site drawing is reproduced under the limited licence of the Ordnance Survey and cannot be reproduced.



Project:	34 Albany Road	Drawn by:	RW
Drawing:	Proposed Elevations	Checked by:	RW
Drawing No:	C12/027_06	Revision:	*
Scale:	1:100 @ A3	Date:	Feb 2012

concept
design & planning
t. 023 8033 1018
e. studio@conceptdp.co.uk
www.conceptdp.co.uk



11/00896/FUL (Refused)