



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

DesignandDraw
Mr John S Warwick
8 Treeside Avenue
Totton
Southampton SO40 9HJ

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: Conversion of double garage to living accommodation including alterations to the window and additional hard standing to rear to create additional parking (Part Retrospective).

Site Address: 5 Crofton Close, Southampton, SO17 1XB

Application No: 17/00709/FUL

For the following reason(s):

01.REASON FOR REFUSAL - Impact on the character of the area and neighbouring amenities
The development results in the reduction from four to three parking spaces through the introduction of a further bedroom following the conversion of the double garage (part retrospective) creating a six bedroomed dwelling.

The introduction of the third parking space within the frontage would erode the spatial characteristics of the area. Furthermore, the applicant has failed to demonstrate that the space is fit for purpose, due to the location and lack of turning area for the car parking space it would be hard to access the space and therefore the development is likely to result in additional car parking in the shared access road serving this and other dwellings within Crofton Close. Therefore the garage conversion would be harmful to the character of the surrounding area and to the amenities of nearby residents by reason of the increased congestion of vehicles in the shared access, and on nearby roads, and through the provision of additional on-site parking, compounded by the additional demand for such parking caused by the additional bedroom proposed. Having had regard to the relevant planning history for this address the application would harm the existing frontage thereby being contrary to policies SDP1, and SDP5 of the adopted City of Southampton Local Plan Review (March 2015) and CS13 and CS19 of the adopted Local Development Framework Core Strategy Partial Review (March 2015) as supported by the relevant sections of the Council's adopted Residential Design Guide SPD (2006).

Note to Applicant:

Given the retrospective nature of the application the file has now been passed to Planning Enforcement to resolve.



Samuel Fox
Planning & Development Manager

26 June 2017

For any further enquiries please contact:

Anna Lee

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:

Drawing No:	Version:	Description:	Date Received:	Status:
COVERING LETTER		Supporting Evidence	02.05.2017	Refused
17/3111/LS01		General Plan	02.05.2017	Refused
17/3111/B01		General Plan	02.05.2017	Refused

NOTES

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

The Householder and Minor Commercial Appeals Service

If this is a Householder or Minor Commercial application there is a new appeal procedure and if the applicant subsequently wishes to register an appeal using the Householder or Minor Commercial Appeals Service, the procedure must be started within **12 weeks** from the date of the issue of this notice and will be dealt with by electronic means only. For further information regarding this procedure please visit the following web site: <https://www.gov.uk/government/organisations/planning-inspectorate>

The following appeals will be within scope:

Appeals against refusals on householder or minor commercial applications which the Secretary of State has determined will proceed on the basis of written representations. This includes refusals of applications for planning permission, as well as refusals of any consent/agreement/approval required by or under a planning permission, development order or local development order as per The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013.

The following appeals will not be within the scope of the Householder Appeal Service:

- appeals against any grant of planning permission, consent, agreement or approval which is granted subject to conditions;
- appeals against a local planning authority's failure to determine a householder application (i.e. non-determination appeals);
- appeals against Listed Building Consent (LBC) applications. (It should be noted that if a LBC application is related to a householder application which is refused and proceeds to appeal, the householder application will be within the scope of the Householder.

The following procedure should be used for **all other** appeals that are not included in the above procedure

1. Appeals **must be registered within six months of the date of this notice** and be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
2. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
7. The applicant is recommended to retain this form with the title deeds of the property.
8. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Please address any correspondence in connection with this form quoting the application number to:
**Development Management, Southampton City Council, Lower Ground Floor, Civic Centre,
SOUTHAMPTON, SO14 7LS.**