

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 21 August 2012
Planning Application Report of the Planning and Development Manager

Application address: 3 Bassett Green Drive SO16 3QN			
Proposed development: Extension Of Bungalow To Form Two-Storey Dwelling. (Amendment to Planning Permission Ref 11/01329/Ful Including Alterations To Heights, Windows And Doors) (Retrospective)			
Application number	12/01000/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	14/08/2012	Ward	Bassett
Reason for Panel Referral:	Referred by the Planning & Development Manager	Ward Councillors	Cllr L Harris Cllr B Harris Cllr Hannides

Applicant: Mrs Joanna English	Agent: Mr Robert Kinch
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including surrounding character and neighboring amenity have been considered and are not judged to 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 planning permission should therefore be granted.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached	
1	Finished Floor Levels Plan
2	Discharge of Conditions Plan – front and rear elevation
3	Discharge of Conditions Plan – left and right side elevation
4	Development Plan Policies

Recommendation in Full

Conditionally approve

1.0 Background

1.1 The application has been submitted due to the development approved under 11/01329/Ful not being built fully in accordance with the approved plans. Works

have now been completed and the application is therefore retrospective and seeks to regularise the 'as built' scheme.

- 1.2 In May of this year, following complaints and an investigation by the planning enforcement team, the Local Planning Authority employed an independent surveyor to check the finished heights of the undertaken construction works (as measured from the damp proof course).
- 1.3 The independent survey identified that the upper (main) roof ridge line measures 7.24m high from ground level compared to 7.0m shown on the approved plans.
- 1.4 The independent survey also identified that the lower roof ridge line measures 6.31m high from ground level compared to 6.05m shown on the approved plans.
- 1.5 Therefore, the difference between the approved plans and the finished heights are:
 - upper (main) roof ridge line: 0.24m
 - lower roof ridge line: 0.26m
- 1.6 The finished height of the eaves was not found to be higher than those on the approved plans.
- 1.7 Please refer to **Appendix 1** for an elevation which illustrates the finished floor levels.

2.0 The site and its context

- 2.1 The application site contains a detached two storey dwelling house located within a residential area. The context of the site and wider area is characterised by spacious and generally well landscaped plots upon which are situated detached dwellings with a variety of design and scale.
- 2.2 The landscaped nature of the area has been established by providing large frontages and settings to properties which contain mature trees and hedging. Many of the trees are covered by Tree Preservation Order's.
- 2.3 The direct neighbours, numbers 1 and 5, are bungalows; as are numbers 7 and 9. There is also a modern single storey dwelling positioned at the top of the road which has accommodation at basement level. Directly opposite the site is the junction with Northwood Close. The opposite side of the street is well landscaped along the street frontage (to the South of Northwood Close).
- 2.4 From the top of Bassett Green Drive, where it joins Bassett Green Road, the road slopes steeply down toward the middle of the road where the land flattens. As a consequence the ground floor level of the host dwelling is slightly higher than the neighbour at number 5. The road also curves slightly to the south at the junction of Northwood Close. A change in levels also exists across the site.
- 2.5 The two neighbouring properties (3 and 5) do not share the same front building line and as a consequence number 5 is set further away from the road frontage.
- 2.6 The southern most corner of the host dwelling immediately abuts the shared boundary with 5 Bassett Green Drive. Much of the boundary between number 3

and 5 comprises mature landscaping. There is a small garage structure within the curtilage of 5 Bassett Green Drive alongside the flank wall of the 3 Bassett Green Drive. The main entrance to number 5 is located on its northern side elevation behind the garage and slightly behind the host dwelling.

- 2.7 There is a change of levels between numbers 1 and 3 the boundary of which is defined by a mature hedgerow and tall trees.

3.0 Proposal

- 3.1 The application seeks retrospective planning permission for the development which has been constructed on site.
- 3.2 The scheme, as discussed in section 1.0, is 0.26m taller than the previously approved scheme.
- 3.3 The windows, doors, timber cladding, brickwork and roof tiles used in the construction of the development have been approved by the Local Planning Authority under a discharge of condition application which relates to the permission granted.
- 3.4 The revised scheme seeks permission to retain those materials as built out. Please refer to **Appendix 2**.

4.0 Relevant Planning Policy

- 4.1 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 3**.

5.0 Relevant Planning History

- 5.1 12/00069/ENUDEV – Enforcement case raised to check the height of the development. The additional height was considered to represent a material alteration to the approved scheme and therefore planning permission is needed to regularise the currently unauthorised works.
- 5.2 11/01864/DIS – Discharge of Conditions Application.

Condition 04: Use of the following materials as listed below is considered acceptable as detailed by the submitted drawings received 17th November 2011. Subject to the approved materials listed below being used on the development in accordance with the approved plans this condition will be discharged.

- PVC Doors and Windows
- Siberian larch cladding
- Brickwork existing
- Existing tiles to be used with any new tiles to match

- 5.3 11/01329/FUL - Conversion From Bungalow To Two Storey Dwelling, Incorporating Existing Detached Garage As Part Of The House And Formation Of Car Port. – Conditionally Approved 25.10.2012

- 5.4 11/00695/PREAP2 - Replacement roof with dormer windows and conversion of existing garage and carport into annexe, Closed 01/09/2011: The addition of a first floor to an existing modest bungalow does not achieve subservience normally required of extensions. However, the overriding context of larger two storey dwellings will be taken into account when considering its impact on the character and massing of the area.
- 5.5 1530/W11 - SINGLE STOREY SIDE EXTENSION – Conditionally Approved 18.10.1977.
- 5.6 1217/33 - ERECTION OF BUNGALOW AND GARAGE – Conditionally Approved 27.02.1962.

6.0 Consultation Responses and Notification Representations

6.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners. At the time of writing the report 7 representations have been received from surrounding residents.

- Out of character with neighbourhood.
- Out of character with immediate neighbours.
- Out of scale with neighbours.
- Visually intrusive.
- Dominates all perspectives of the road.
- Harmful to the appearance of the streetscape.
- Dominance over the remaining bungalows in the row.
- Failure to respond to the natural lie of the land.
- Detrimental to the amenity of the area.
- Out of keeping with the design principles of the original 1960's building.
- Doors and windows are not in accordance with the approved plans.
- Precedent set for further conversions of bungalows to two story houses.
- Materials in the upper floor are no+ considered to comply with building regulations.
- Previous Panel were misdirected.
- Extra 35 cm is in fact 1.15m higher than the Panel believed was to be constructed.

6.2 Response:

- The above considerations are responded to in detail in section 6 of the report - Planning Considerations.

7.0 Planning Consideration Key Issues

7.1 The key issues for consideration in the determination of this planning application are:

- i. The principle of development.
- ii. the impact on character of the host dwelling;
- iii. the impact on the character of the surrounding area; and
- iv. the affect of the development on neighbouring amenity.

7.2 Principle of Development

7.2.1 The Council's adopted policies support the principle of individuals extending their properties subject to key criteria relating to scale, massing, context, character and the impact on amenity. In this instance the Council has already approved a scheme of similar design, scale and massing. This proposal must therefore be judged against whether or not harm will be caused to the character of the area or the amenities of adjacent occupiers by reason of the additional 0.26m height proposed.

7.3 The impact on character of the host dwelling

7.3.1 The additional height proposed, when compared to the previously approved scheme, is not considered to significantly affect or harm the character of the host property.

7.3.2 The materials incorporated into the development and design of doors and windows used for the roof, walls, windows and doors, are not considered harmful to the character of the dwelling.

7.4 The impact on the character of the surrounding area

7.4.1 The additional height proposed, when compared to the previously approved scheme, is not considered to significantly increase the visual impact of the property in the street scene which is comprised by a mix of single storey and larger two storey dwellings. It is not considered to affect or harm the character of the surrounding area.

7.4.2 The materials incorporated into the development, and design of doors and windows used for the roof, walls, windows and doors, are not considered harmful to the character of the surrounding area.

7.5 The affect of the development on neighbouring amenity.

7.5.1 When viewed from the neighbours dwelling at 1 Bassett Green Drive the additional height does increase the amount of roof visible. As a consequence, the additional height does reduce some of the open aspect and outlook previously enjoyed by the occupier of that property. However, it does not dominate that outlook or create an undue sense of enclosure. It is not considered to be overbearing or to cause significant harm to the amenity enjoyed by the neighbours.

7.5.2 In planning terms there is no 'right' to a view. Views across neighbouring plots are not protected and it is reasonable to expect and see roof tops and flank elevations of properties when looking out across adjacent sites.

7.5.3 The first floor of the dwelling is also visible from the garden of number 5. The additional height is not however considered to have a significant impact.

7.5.4 The additional height is not judged to generate harmful shading of neighbouring properties. It is also noted that the property to the north (number 1) is situated higher on the slope and is separated from the application site by a tall vegetated boundary which is judged to have a greater effect on the occupant of number 1 in terms of shading than the additional height of the application building.

The materials and design of doors and windows used for the development are not considered harmful to the character of the surrounding area.

7.6 Discharge of conditions.

- 7.6.1 Not only are there differences between the height of the development as compared to the approved scheme but there are also discrepancies between the approved plans, plans submitted with the discharge of conditions application and what has been built on site with regard to the windows and doors used and the external design.
- 7.6.2 As discussed above, the Local Planning Authority do not consider that the alterations made to the detailing of the fenestration will be harmful to the character of the building, the character of the local neighbourhood or neighbouring residential amenity.

8.0 Summary

- 7.1 The additional impact of the increase in height is not considered harmful to neighbouring amenity, the character of the area or the character of the host dwelling.

9.0 Conclusion

- 8.1 The additional impact caused by the 0.26m increase in height of the ridgeline is not judged to be harmful.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(e), 6(c), 7(a), 9(a) and the Residential Design Guide SPD 2006 (MP 07/11/2011 for 25/10/2011 PROW Panel).

MP3 for 21/08/2012 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted into the ground floor southern flank elevation of the property or within any elevation at first floor level without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties

02. APPROVAL CONDITION - Glazing panel specification [Pre-Occupation Condition]

The window in the side elevation of the building hereby approved [to the room indicated as a bathroom] shall be glazed in obscure glass and shall be none opening / shall only have a

top light opening above a height of 1.7m above floor level. The window as specified shall be installed before the development hereby permitted is first occupied and shall be permanently maintained in that form.

Reason:

To protect the privacy enjoyed by the occupiers of the adjoining property.

03. APPROVAL CONDITION - Details of building materials to be used [Performance Condition]

Use of the following materials as detailed by the submitted drawings received 17th November 2011, and as listed below, are considered acceptable to the Local Planning Authority.

- PVC Doors and Windows
- Siberian larch cladding
- Brickwork existing
- Existing tiles to be used with any new tiles to match

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

04. 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.

05. APPROVAL CONDITION, Compliance with Arboricultural Impact Assessment and Method Statement, (Performance Condition)

The hereby approved development shall be completed in compliance with the submitted; Method Statement (Professional Tree Services Ltd., ref: ENGL/1720ms. dated 08/08/2011).

Reason:

To ensure the retention of trees which make an important contribution to the character of the area.

06. APPROVAL CONDITION - Approved Plans

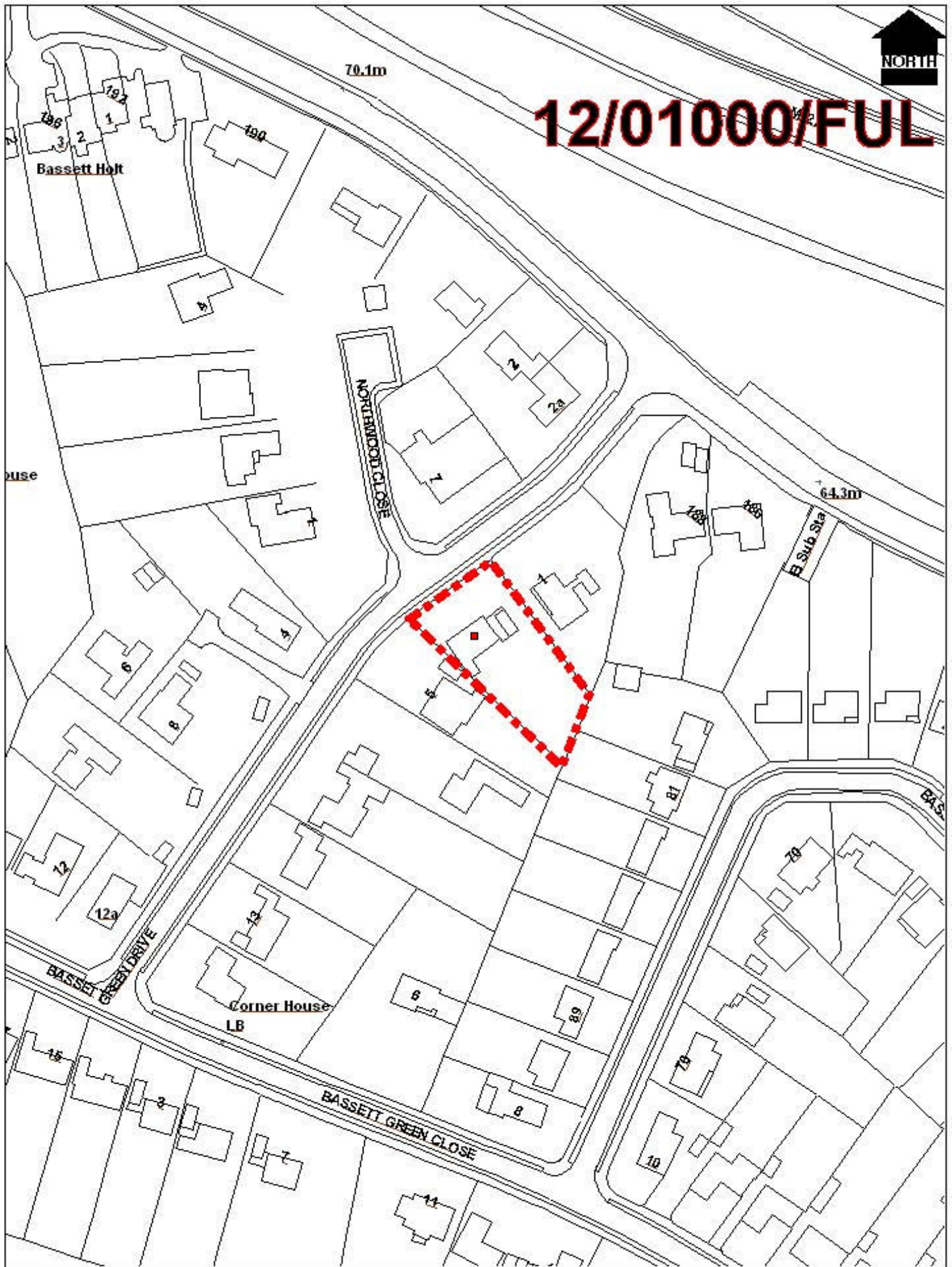
The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

NORTH

12/01000/FUL



Scale : 1:1250

Date : 09 August 2012

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