

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 20/07/2013
Planning Application Report of the Planning and Development Manager

Application address: 36 Archers Road SO15 2LT			
Proposed development: Proposed Second Floor Extension To C3 Dwelling To Create Additional Living Accommodation And Two Additional Parking Spaces			
Application number	13/00784/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	16.07.2013	Ward	Bargate
Reason for Panel Referral:	Referred by the Planning & Development Manager	Ward Councillors	Cllr Sarah Bogle Cllr John Noon Cllr Matthew Tucker

Applicant: Mr J Singh	Agent: Jenkins Architecture Ltd
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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 have been considered and are not judged to have sufficient weight to justify a refusal of the application, and 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. 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).

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	Development Plan Policies

Recommendation in Full

Conditionally approve

1.0 The site and its context

- 1.1 Archers Road is comprised of an eclectic mix of building types, heights and plot sizes. On the south side of the road the character is predominantly comprised of flatted blocks of a scale greater than 2 stories in height. On the north side of Archers Road there are also flatted blocks which exceed two stories along with a school building and two storey dwelling houses.
- 1.2 The application site is located on the south side of Archers Road and is positioned opposite Banister Infant School which is currently in the process of being redeveloped.
- 1.3 The host property is a two storey family dwelling house which has a pitched roof with gable ends. To the rear of the host property is a separate residential unit. The unit to the rear has been constructed on garden land which formerly would have served the application building.
- 1.4 Either side of the property are purpose built flatted blocks, to the east is a block of that is three storeys in height (number 34) and the property to the west (38 to 44 Romeo Hal) is three stories with rooms within the roof space.

2.0 Proposal

- 2.1 The Applicant proposes to raise the height of the roof of the property so that an additional level of accommodation can be added. As a result the property would become a three storey dwelling house with a total of six bedrooms.
- 2.2 Two parking spaces are also proposed within the frontage of the dwelling.

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 National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

- 4.1 11/02037/FUL - Erection of a detached 5-bed house including accommodation within roof space, with associated parking and cycle/refuse storage - Conditionally Approved. 08.03.2012.

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 adjoining and nearby landowners and erecting a site notice 26.01.2012. At the time of writing the report **4** letters of representation have been received from surrounding residents. Three letters have been received in objection to the proposal and one letter of support has been received.

5.2 The objectors have raised the following material planning issues:

5.3 **The property proposed is large and may incorporate a change of use.**

RESPONSE: Planning permission will be required should the applicant wish the use/occupation of the property to change. The current application does not seek to change the use of the property and as such the dwelling would remain a family dwelling house (Use class C3) if the application is approved.

5.4 **Parking pressure.**

RESPONSE: Parking on Archers Road is controlled by parking restrictions. Off road parking is available to the front of the dwelling. The potential for increased car ownership associated with the expansion of the dwelling is not considered sufficient to justify refusal of the application.

5.5 **Reduction of natural light and outlook to neighbouring occupants.**

RESPONSE: The relatively modest footprint of the dwelling will not increase and given the orientation of the building in relation to the direct neighbours to the east and west, in combination with the spatial separation between buildings, leads to the conclusion that the additional storey of accommodation is acceptable.

5.6 **Privacy.**

RESPONSE: The dwelling house to which the scheme relates is orientated so that habitable room windows do not directly face neighbouring properties to the east and west. Furthermore, the distance between the property and the dwelling to the rear exceeds the minimum distance which is set out in the councils' adopted Residential Design Guide.

5.7 **The height proposed is not acceptable for a family dwelling house.**

RESPONSE: The three storey scale of the property is not out of character with it's' surroundings. There are many examples of three storey family dwellings throughout the city.

5.8 **In combination with the approved five bedroom dwelling to the rear the proposal results in an overdevelopment of the site.**

RESPONSE: In comparison to many of the other developments on Archers Road the development site (taking into account both buildings) has a smaller footprint and lower density. The 13m garden depth remains unaltered and continues to exceed to minimum standards for family dwellings.

5.9 **Highways safety concerns (access close to/opposite the vehicular entrance of Banister Infant School).**

RESPONSE: The access arrangements remain unaltered. There have been no objections raised by the Highways Development Management Team.

5.10 **SCC Highways** – No objection.

6.0 Planning Consideration Key Issues

6.1 The application will need to be judged on the acceptability of design in relation to the site, the host dwellings character, neighbouring amenity and the amenity the occupants of the host dwelling.

6.2 Acceptability of design.

6.2.1 Although an additional level of accommodation is proposed and the building height would increase by 2.6m the proposed the development is not considered inappropriate and will have a negligible effect on the character of the property or local area.

6.2.2 Three storey properties are a common characteristic of the area and the design of the building will not change other than the height increase. The building will retain the pitched roof with gable ends.

6.3 Neighbouring amenity.

6.3.1 Whilst the development will have an impact on neighbouring amenity it is not judged that the proposal would be significantly harmful.

6.3.2 No windows are proposed in the flank walls of the property and therefore privacy enjoyed by neighbours to the east and west will not be affected. Furthermore, there are no habitable room windows in the flank elevation of Romeo Hall (direct neighbour located to the west) and therefore outlook from the building will not be reduced.

6.3.3 The privacy enjoyed by neighbours occupying the property to the rear will not be compromised as a consequence of the additional storey of accommodation. The separation distance between the two properties exceeds 28m which is the recognised and supported standard defined in the Councils' adopted Residential Design Guide (RDG). The RDG recommends a separation distance of at least 28m between three storey dwellings.

6.3.4 The development will have an impact on the occupants of the neighbouring property at number 34 Archers Road however the impact is not judged to be sufficiently compelling enough to warrant refusal of the application. The neighbours at number 34 enjoy principle outlook from habitable room windows over the application site however owing to the distance between the two buildings (7.6m), the depth of the application building (6.3m) and the increase in height (2.6m) the scheme is not opposed. The juxtaposition of the two properties and habitable room windows also leads to the conclusion that impact on outlook will be acceptable.

6.3.5 The increased height will also have a negligible impact on neighbouring amenity in terms of increase shading given the orientation of the dwelling and its' relationship with neighbouring residential accommodation.

6.4 Amenity the occupants of the host dwelling.

6.4.1 As a consequence of the development the residential amenities enjoyed by the occupants of the host dwelling will not be harmed.

7.0 Conclusion

7.1 The scheme is deemed acceptable from the point of view that harm shall not be caused to neighbouring amenity. In addition the site is considered large enough to deal with the proposal and the design is sympathetic to the character of the property. For these reasons the scheme can be supported.

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

1 (a), (b), (c), (d), 2 (d), 4 (f), 6 (c) 9 (a) and 9 (b)

MP3 for 20/07/2013 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. 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.

03. APPROVAL CONDITION - Materials to match [Performance Condition]

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

04. APPROVAL CONDITION - Bonfires [Performance Condition]

No bonfires are to be allowed on site during the period of demolition, clearance and construction.

Reason:

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

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.

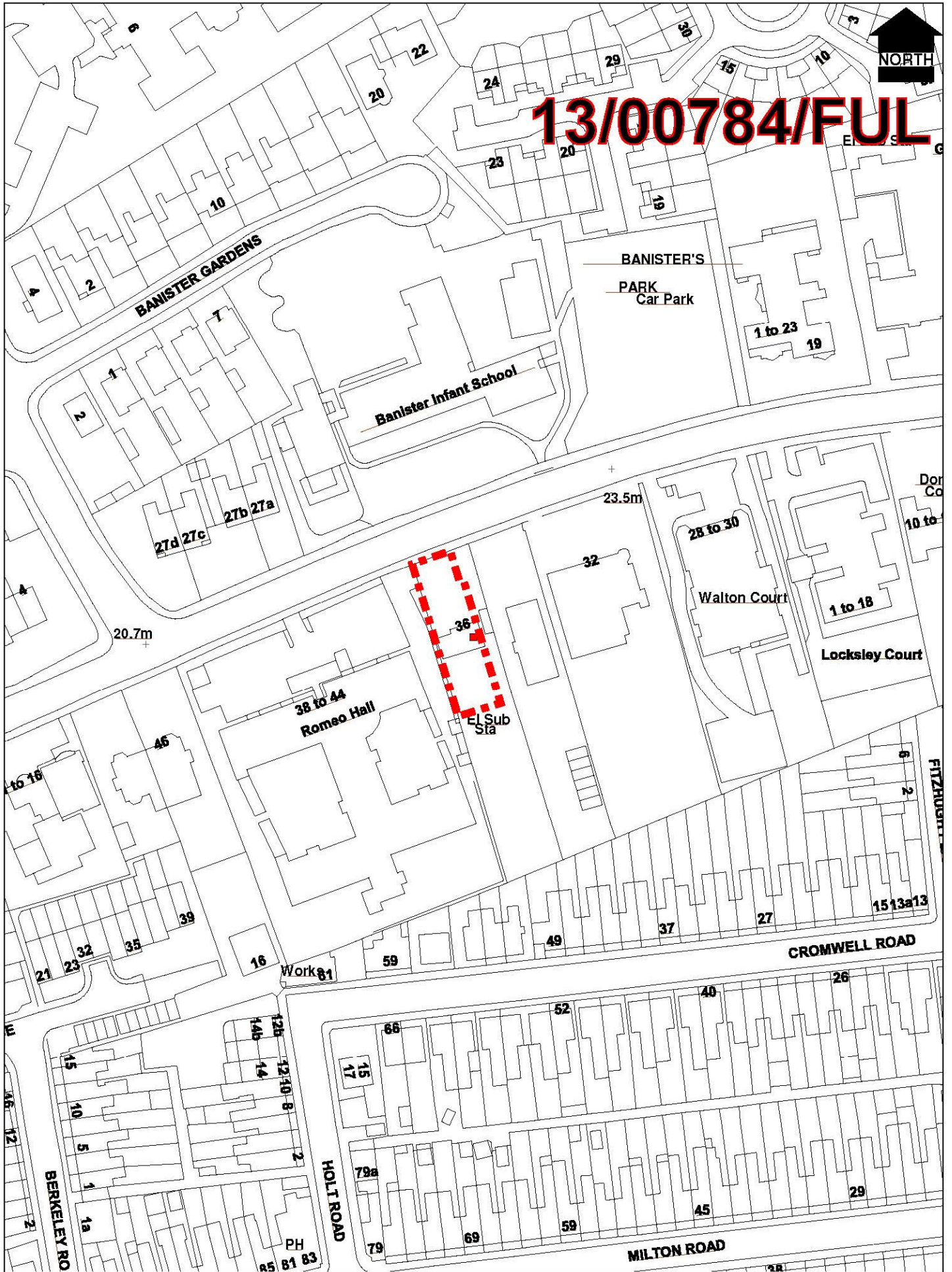
Reason:

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

00. Reason for granting Planning Permission

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Date : 06 August 2013

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POLICY CONTEXT

Core Strategy - (January 2010)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development

SDP7 Urban Design Context

SDP9 Scale, Massing & Appearance

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework 2012