

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 3 Ridgemount Avenue SO16 7FG			
<b>Proposed development:</b> Erection Of Single-Storey And Two-Storey Extensions.			
<b>Application number</b>	14/01110/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	John Fanning	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	03/09/14	<b>Ward</b>	Bassett
<b>Reason for Panel Referral:</b>	Request by five or more representation letters (contrary to officer recommendation) have been received	<b>Ward Councillors</b>	Cllr B Harris Cllr L Harris Cllr Hannides

<b>Applicant:</b> Mr H Mabood	<b>Agent:</b> Concept Design & Planning - Fao Mr Rob Wiles
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Yes</b>
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**Reason for granting Permission**

Reason for granting Planning 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).

<b>Appendix attached</b>			
1	Development Plan Policies		
2	Site history		

## **Recommendation in Full**

### **Conditionally approve**

#### **1.0 The site and its context**

- 1.1 The application site is occupied by a large detached dwelling in Bassett Ward. The plot occupies a corner position between Bassett Avenue and Ridgemount Avenue, also sharing a boundary with properties on Ridgemount Lane and in proximity to properties on Greenbank Crescent. There is a significant drop in site levels to the east of the site.
- 1.2 The site benefits from a number of mature developed trees, primarily around the boundary of the site. The large host dwelling fronts onto Ridgemount Avenue and is set away from the immediate boundaries of the site.

#### **2.0 Proposal**

- 2.1 The application proposes significant extensions to the original dwelling, increasing the property from a 4-bed to a 9-bed dwelling. A two-storey/first floor extension has been proposed to the north of the property, along with a single-storey side extension to the west of the property.
- 2.2 The north of the property currently has a single storey protrusion, with a hipped roof, covering roughly half the width of the dwelling. The application proposes replacing this to a similar depth with a two-storey rear extension with a dual hip roof form.
- 2.3 It is proposed that the existing single storey protrusion to the west side of the property will be removed and replaced with a single storey extension running almost the full length of the property.

#### **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 27<sup>th</sup> 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 A large outbuilding with a garage and self contained annexe, positioned to the north-east of the current building, was conditionally approved on 21.12.2012.

#### **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 undertaken which included notifying adjoining and nearby landowners. At the time of writing the report **6** representations have been received from surrounding residents. The following is a summary of the points raised:

- 5.2
- Proposed extension will be overbearing and overshadowing when viewed from neighbouring properties (particularly with reference to change in site levels)
  - Trees will not provide sufficient screening
  - The submitted information regarding trees is insufficient
  - The extension should be relocated to the east side of the dwelling
  - The increase from 4 to 9 bedrooms would be overdevelopment and out of character with the surrounding neighbourhood
  - The physical scale of the proposed extension would be dominant and out of character with surrounding properties
  - The extension will allow overlooking of neighbouring properties
  - The extension will exacerbate the impact of the previously approved outbuilding

#### **5.3 Consultation Responses**

5.4 **SCC Trees** - No objection.

5.5 **CIL** - The proposal is over 100m<sup>2</sup> and as such is CIL liable. Provided certain criteria are met (i.e. the dwelling will be occupied as the applicants main residence) then an exemption may be applied for.

#### **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 of occupants of the host dwelling.

6.2 The surrounding area is characterised by large detached dwellings situated in large plots, often well screened with trees and vegetation. The application site itself is larger than most other dwellings in the area and is situated in a larger than average plot.

6.3 The extension works are proposed to the north and west elevations of the property, with the extension to the west being single storey in nature. The dwelling faces onto Ridgemount Avenue to the south. Given the position and orientation of the extension, notwithstanding its relatively large scale, it is considered that the

proposal will have a minimal impact on the overall character and appearance of the dwelling within the immediate street scene.

- 6.4 Although the development is significant in scale, given the size of the original dwelling and the overall footprint of the plot, it is not felt that the intrinsic scale of the proposed extension is out of character with that of existing dwelling. Furthermore, with reference to the hipped roof design and set down from the ridge line of the main dwelling, it is not considered that the design of the proposed extension is unacceptable.
- 6.5 The application proposes the conversion of some existing loft space from a gym to 2 bedrooms, with these rooms served by a number of velux windows. While not ideal, on balance it is felt that these rooms will be adequately served by access to natural light such that a reason for refusal would not be justified on these grounds. The other rooms are all considered to benefit from sufficient outlook and the site retains sufficient amenity space for the occupants of the host dwelling.
- 6.6 As such, the main remaining consideration is the impact of the proposal on the amenity of neighbouring occupiers. As noted in section 5.2, there has been significant concern from local residents in terms of overbearing, overshadowing and overlooking.
- 6.7 To the north, the development has increased in both scale and width, including a number of new habitable room windows facing towards the garden of the neighbouring property at 2 Ridgemount Lane.
- 6.8 In order to ensure privacy, section 2.2.7 of the RDG outlines that there should be a minimum set back of 12.5m between a 2 storey wall and the 2 storey side wall of another dwelling, with the distance increase by 1m for every 1m change in ground level where the side wall is located on higher ground. The single storey element to the east is roughly 13m from the boundary of the site, with the two-storey development being over 16m from the boundary. To the north where there is no change in site levels, the two-storey element is over 16m from the boundary of the site.
- 6.9 On balance, given the large set back of the development within the boundary of the site, even taking into account the change in site levels to the west, it is not felt that the proposed development will cause sufficient harm to justify refusing the application on the grounds of the creation of an overbearing, overshadowing or overlooking form of development.
- 6.10 The application proposes an increase in potential occupation given the increase from a 4-bed dwelling to a 9-bed dwelling (along with the previously approved garage/annexe). However, this application does not propose any change of use of the dwelling and is understood to remain as a large single family dwelling. Any application for a change of use would have to be considered on its merits at the time of submission.

## **7.0 Summary**

- 7.1 Taking into account the design, scale and siting of the proposed development, it is not considered that the proposals will have a significantly harmful impact on the

character or appearance of the host dwelling or the amenities of nearby residential properties.

## **8.0 Conclusion**

8.1 For the reasons discussed above, the application is recommended for Conditional Approval.

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

1(a)(b)(c)(d), 2(b)(d), 4(dd), 6(a),(c), 7(a)

### **JF1 for 16/09/14 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 - 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.

#### **03. 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 in the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

#### **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 - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

#### 06. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

#### 07. 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)

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)  
Planning Obligations (Adopted - September 2013)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012  
The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

**Application** 14/01110/FUL

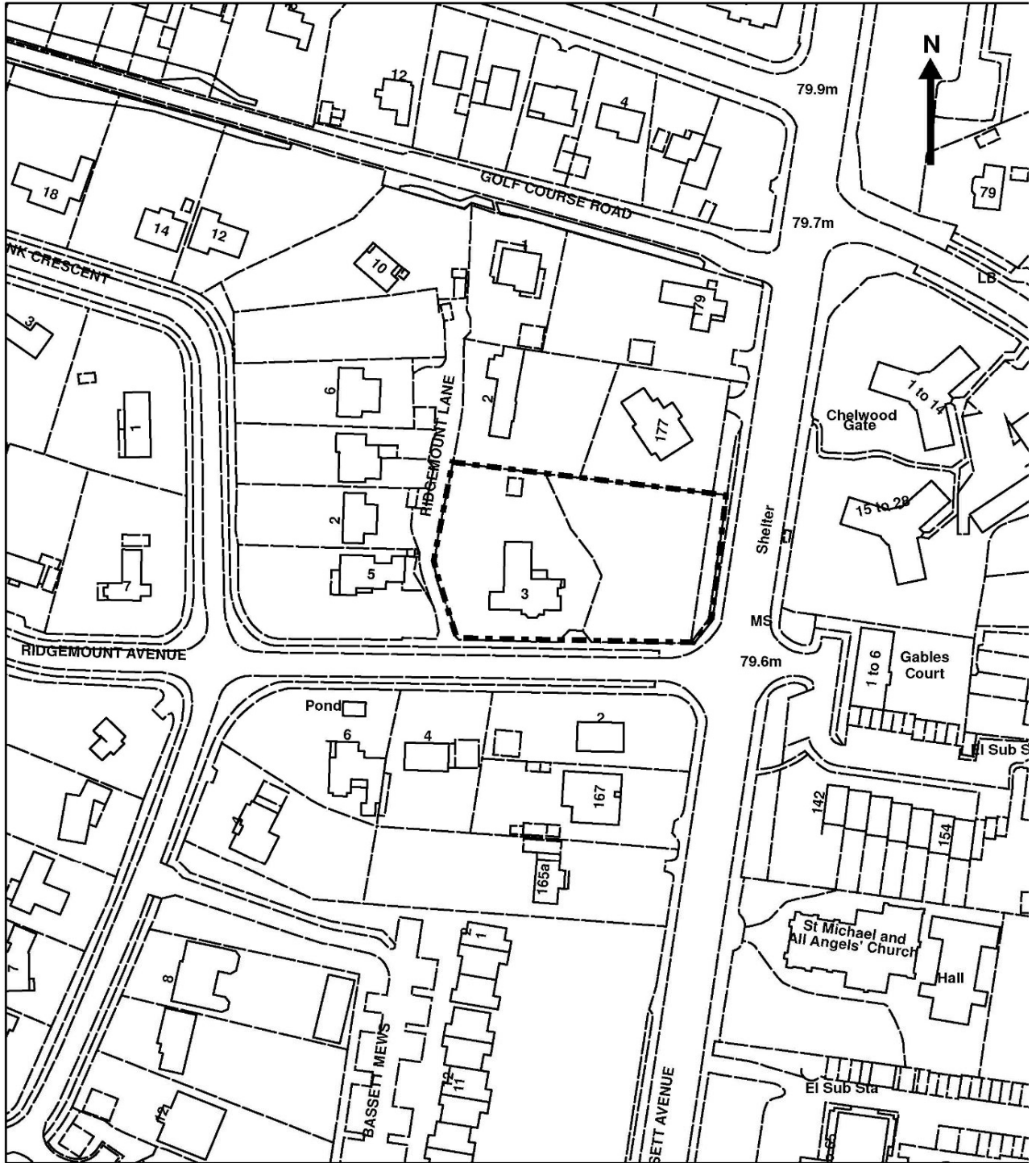
**APPENDIX 2**

**Relevant Planning History**

12/01697/FUL, Erection of a double garage with a self-contained annex above  
Conditionally Approved, 21.12.2012



# 14/01110/FUL



Scale: 1:1,250

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