

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel 25 November 2014  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 104 Obelisk Road, Southampton			
<b>Proposed development:</b> Erection of a single-storey side extension and two-storey rear extension. (Resubmission of 14/00561/FUL).			
<b>Application number</b>	14/01491/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Nathan Pearce	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	29/10/2014	<b>Ward</b>	Woolston
<b>Reason for Panel Referral:</b>	Request by Ward Member	<b>Ward Councillors</b>	Cllr Chamberlain Cllr Hammond Cllr Payne

<b>Applicant:</b> Mr and Mrs Adamson	<b>Agent:</b> Rosenthal Design Services
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<b>Recommendation Summary</b>	<b>Refuse</b>
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<b>Community Infrastructure Levy Liable</b>	<b>No</b>
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<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History

**Recommendation in Full – Refuse for the following reason:**

**01. REASON FOR REFUSAL - Impact on residential amenity**

The proposed development represents an un-neighbourly form of development by reason of the excessive depth of the two storey extension in close proximity to two neighbouring properties, which would lead to an undue sense of encroachment and over dominating effect upon residential amenity. Therefore the scheme is contrary to saved policies SPD1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), and the provisions of the Council's approved Residential Design Guide SPD (September 2006) in particular paragraph 2.2.2.

**1.0 The site and its context**

1.1 The application site contains a two-storey semi-detached family dwelling house. The property is located on Obelisk Road, which is in a residential area characterised by dwelling houses. The site is within the Old Woolston 2

Conservation area. There is a detached bungalow to the rear of the application site at 37 Bedford Avenue.

## **2.0 Proposal**

- 2.1 This application is a resubmission of a previous refusal (14/00561/FUL). The proposal is for an extension to the rear of 104 Obelisk Road. The ground floor element would extend 5.6m beyond the rear wall and would be 9.2m wide. The first floor element would sit on top of this with a smaller footprint. The shape of the extension would result in two, two-storey gable ends at the rear elevation. The extension is within close proximity of the rear of 37 Bedford Avenue.
- 2.2 The proposed rear extension would contain a new kitchen, dayroom, utility room, study and WC on the ground floor; and a new bedroom on the 1st floor.

## **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 14/00561/FUL  
Extension at first floor at the rear of the property and single storey extension to the side – Refused for the following reason:
- 4.2 REASON FOR REFUSAL - Impact on residential amenity  
The proposed development represents an un-neighbourly form of development by reason of the excessive depth of the two storey extension in close proximity to two neighbouring properties, which would lead to an undue sense of encroachment and over dominating effect upon residential amenity. Therefore the scheme is contrary to policies SPD1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.2.11 to 2.2.13.

## **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, placing a press advertisement (17/10/2014 to 07/11/2014) and erecting a site notice (17/10/2014). At the time of writing the report **1** letter of objection has been received from surrounding residents and **6** letters of support.

The following is a summary of the objection points raised:

- Impact on neighbouring properties.

Response: The extension is judged to have a detrimental impact upon the rear of 37 Bedford Avenue by means of its proximity to the common boundary causing it to appear overbearing. It should not have a significant impact upon 102 Obelisk Road.

- Increased traffic generation.

Response: No objections have been raised from Highways, the creation of an additional bedroom within the property should not have a significant impact upon traffic and parking issues.

- Affect on the conservation area.

Response: No objection has been raised by the Conservation Officer. The development will not cause significant harm upon the conservation area and has a sympathetic residential design.

The letters of support have mentioned the following comments:

- Improvement of living environment for applicant.
- Retention of a family dwellinghouse without subdivision.

## 5.2 Consultation Responses

5.3 **Cllr Warwick Payne** - Many family homes in Obelisk Road have been converted to flats. Allowing this extension might safeguard the current use as a family home.

5.4 **SCC Conservation Officer** - raised no objection to the previous similar submission (14/00561/FUL).

5.5 **SCC Tree Team** - raised no objection to the previous submission (14/00561/FUL). If minded to grant, they request that tree protection conditions are added.

## 6.0 Planning Consideration Key Issues

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

- Principle of Development and Impact on Residential Amenity
- Design and Character

### 6.2 Principle of Development and Impact on Residential Amenity

Whilst the creation of additional floorspace to serve the dwelling is supported in principle, a judgement is needed as to whether or not the detailed design and layout will have a harmful impact upon existing residential amenity or the character of the conservation area to which it relates. The first floor element of the extension is considered to be of an excessive scale and would be detrimental to the neighbouring amenity given its proximity to the common boundary with

no.37. The extension would appear dominant and overbearing when viewed from the rear of no. 37. The proposal has been amended so that it is more sympathetic to the rear windows of 102 Obelisk Road, however the new orientation on the first floor element has increased the impact upon 37 Bedford Avenue. For this reason officers do not feel able to support the application – whilst noting the support locally – and consider the application fails the guidance as set out at paragraph 2.2.2 of the Council’s approved Residential Design Guide, which states that:

*‘To prevent over-development, loss of privacy and dominance over neighbouring houses and to secure a reasonable standard of amenity and outlook for all, it is important to leave an appropriate gap or space between neighbouring buildings and extensions... Spaces between buildings should ensure a reasonable outlook for occupants of lounges, dining rooms, kitchens and bedrooms...’*

### 6.3 Design and character

The design of the extension is acceptable and subservient to the existing dwelling. It would not be out of character with the conservation area.

### 7.0 Summary

7.1 The proposed first floor element of the extension is considered to be of an excessive scale and would be detrimental to neighbouring amenity given its proximity to the adjacent property at no. 37 Bedford Avenue.

### 8.0 Conclusion

8.1 With regard to the above, the scheme is deemed unacceptable from the point of view that harm shall be caused to the neighbouring amenity. A planning refusal is recommended.

## **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. (f) (vv), 6. (a)(c), 7. (a)

**NATPEA for 25/11/2014 PROW Panel**

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS13 Fundamentals of Design  
CS14 Historic Environment

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development  
SDP7 Urban Design Context  
SDP9 Scale, Massing and Appearance  
HE1 New Development in Conservation Areas

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework 2012

**Relevant Planning History**

05/00309/FUL – Refused 25.04.2005

Erection of a first floor rear extension and alterations to the ground floor to form a bay window to side and balcony above existing rear element - REF

1. The proposed development would result in an un-neighbourly form of development through the addition of the balcony and bay window (first floor level) leading to overlooking, loss of privacy and loss of amenity for the residents of the neighbouring properties at 102 Obelisk Road and 37 Bedford Avenue. The proposal would therefore prove contrary to policy GP1(i) of the City of Southampton Local Plan and policy SDP1(i) of the City of Southampton Local Plan (Revised Deposit Version).

14/00561/FUL – Refused 18.06.2014

Extension At First Floor At The Rear Of The Property And Single Storey Extension To The Side -

1. REASON FOR REFUSAL - Impact on residential amenity

The proposed development represents an un-neighbourly form of development by reason of the excessive depth of the two storey extension in close proximity to two neighbouring properties, which would lead to an undue sense of encroachment and over dominating effect upon residential amenity. Therefore the scheme is contrary to policies SPD1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.2.11 to 2.2.13.

# 14/01491/FUL



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