

**Planning, Transport & Sustainability Division**  
**Planning and Rights of Way Panel 14th July 2015**  
**Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 238 Hill Lane			
<b>Proposed development:</b> Erection of a two storey rear extension, installation of solar panels and front porch canopy			
<b>Application number</b>	15/00973/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>	01.07.2015	<b>Ward</b>	Shirley
<b>Reason for Panel Referral:</b>	Five representation letters have been received contrary to officer recommendation	<b>Ward Councillors</b>	Cllr Chaloner Cllr Kaur Cllr Coombs
<b>Referred by:</b>	N/A	<b>Reason:</b>	N/A

<b>Applicant:</b> Mr & Mrs Renyard	<b>Agent:</b> Mr Richard Bullen Plum Architects Ltd
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<b>Recommendation Summary</b>	Conditionally Approve
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<b>Community Infrastructure Levy Liable</b>	No
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**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 (as amended 2015) and CS13 of the Local Development Framework Core Strategy Development Plan Document (as amended 2015).

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

## **Recommendation in Full**

### **Conditionally approve**

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

- 1.1 The application site contains a detached, two-storey dwelling house. The property is situated on the western side of Hill Lane, opposite Southampton Common. The surrounding area is predominately residential, though in close proximity to both a school and college.

#### **2.0 Proposal**

- 2.1 The application proposes a two-storey rear extension to the existing dwelling. The main body of the proposed extension protrudes 4m from the rear wall (with a small bay element protruding up to 4.5m). The extension has a hipped roof design coming back from the ridge of the main dwelling and matching the pitch of the existing roof.
- 2.2 The proposed internal layout facilitated by the extension maintains the existing total of 4 bedrooms in the property. The layout has been modified to provide a number of additional bathrooms and an enlarged kitchen/dining area at ground floor level.
- 2.3 The application also proposes the insertion of solar panels to the front, south-facing roof slope of the dwelling and a front entrance canopy.

#### **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 (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**. In particular, saved Policy SDP1 (Quality of development) of the Local Plan Review allows development, providing that it does not unacceptably affect the health, safety and amenity of the city and its citizens. Policies SDP7 (Context) and SDP9 (Scale, Massing, and Appearance) allows development which will not harm the character and appearance of the local area, and requires the scale, massing and design of buildings to reflect the context and be of high quality. Policy CS13 (Fundamentals of Design) assesses the development against the principles of good design.
- 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 previous application for a similar extension was submitted earlier this year but withdrawn by the applicant, prior to determination, following concerns raised by officers. The scheme has been amended to increase the separation of the

proposed extension from the boundary with the neighbouring property. An application for a dropped kerb and hard standing to the front of the property was approved on 06.11.2014. Full details are available in **Appendix 2** of this report.

## **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 5 representations have been received from surrounding residents. The following is a summary of the points raised:

### 5.2 Comment

The proposal would result in loss of view in garden

#### Response

The loss of a view is not a material planning consideration. However, it is noted that loss of daylight and/or outlook may be considered. These issues are addressed more fully in section 6 of this report, below.

### 5.3 Comment

The application would set a precedent for similar development in the area.

#### Response

Each application must be considered on its individual merits at the time of submission

### 5.4 Comment

The proposed extension is oversized and would be out of character with the original dwelling and surrounding properties. The side elevations of the extension would appear as an unbroken expanse of brickwork which would be unattractive when viewed from neighbouring properties.

#### Response

The proposed extension is set in from the existing side elevations of the dwelling, and the massing of the roof is relieved by the incorporation of a rear-facing bay window. A rear garden of approximately 175 sq.m would be retained to serve the dwelling, which is well in excess of the Council's guidelines for detached properties (90 sq.m). The roof form and pitch, the design of fenestration and choice of materials for the addition would all reflect the character of the existing property. Furthermore, since the extension would not be readily visible from public vantage points, its impact on the character of the area would be limited.

### 5.5 Comment

The proposal would result in overshadowing/loss of light to the neighbouring properties and gardens. This would be a particular issue in winter months.

#### Response

A 3D shadowing model was provided with one letter of representation. As a point of clarity it is noted that the proposal shown in this diagram is the previous withdrawn scheme. That said, whilst it is acknowledged that the addition would result in some additional over-shadowing of the neighbouring property to the north of the site, the majority of the property and garden would be unaffected by

shading for the most part of the day. As such, the proposal is not considered to represent significant harm to residential amenity in this respect.

5.6 Comment

The proposal does not differ significantly from the previously withdrawn scheme

Response

The current proposal steps the proposed extension from the north side elevation of the property by approximately 1.4 metres. This achieves a separation from the northern site boundary of no less than 2 metres.

5.7 Comment

The submitted Design and Access Statement gives a misleading impression that properties to the north all have large extensions, which is not the case.

Response

A satellite photograph of the site was included in the Design and Access Statement physically demonstrating the layout of neighbouring properties. The assessment of the planning application is made taking into account all submitted information, including letters of representation received and a visit to the site and surrounding area.

5.8 Comment

The massing of the proposed extension would be overbearing when viewed from neighbouring properties. This is due to the height of the extension, the bulky roof design and proximity to the boundaries with the neighbouring property.

Response

As noted above, the extension would project between 4 and 4.5 metres from the original rear wall of the dwelling. Having regard to the detached nature of the property and the spacious nature of the plot, this is not considered to be excessive. The extension is designed with a hipped roof form to match the main house, which slopes away from the boundaries with the neighbouring properties. Furthermore, the extension adheres to guidelines for new extensions as set out in the Council's Residential Design Guide Supplementary Planning Document. This is discussed in more detail below.

5.9 Comment

The applicant has stated they received advice from the Planning Department prior to resubmission. Any such advice should not prejudice the outcome of this application.

Response

Any officer-level advice provided prior to the submission of an application is provided without prejudice to the eventual decision that the Council will take. This application has been assessed having regard to all relevant material planning considerations.

5.10 Comment

An alternative proposed extension would be more appropriate

Response

The application must be considered on its individual merits at the time of

submission. The relative merits of an alternative proposal are not relevant to the consideration of this scheme, since they have not been submitted as part of this application.

#### 5.11 Comment

The proposal would result in overlooking of a neighbouring bathroom window in Radway Road

#### Response

The proposed extension would be over 13 metres from the boundary with the neighbouring property on Radway Road, which is also positioned slightly south of the application property. The Council's adopted Supplementary Planning Guidance usually looks for no less than 12.5 metres separation in this circumstance and the proposal would accord with this.

### **6.0 Planning Consideration Key Issues**

6.1 The proposed solar panels and front porch canopy would have a minimal impact on the character and appearance of the area or the neighbouring properties. The key issues for consideration are, therefore, the impact of the design and scale of the proposed extension on the character of the area and the relationship of the proposal on the amenities of the occupants of the host dwelling or neighbouring occupiers.

#### 6.2 Design and Character

6.2.1 The application proposes a sizable two-storey rear extension. The proposal will be somewhat visible from Radway Road, however given the set back from the immediate street scene by 18 metres and the boundary treatment in this location, it is not considered that the proposal would have a significant impact on the character of the area when viewed from the public realm. The existing dwelling is a sizeable property and taking into account the hipped roof design matching the existing dwelling, pattern of the windows and choice of materials, overall it is not felt that the proposal will significantly over-dominate the character of the existing dwelling.

6.2.2 The application site itself is spacious and the rear garden that would be retained would be approximately 175 sq.m in area and between 13 and 18 metres in depth. This would ensure that the site would not appear over-developed and that the spacious character of the site and surrounds would be respected. Furthermore, the manner in which the extension would be set in from the side elevations of the existing dwellings would ensure that it would not dominate the original character of the host dwelling. On this basis, it is not considered that a reason for refusal would be justified in terms of the impact on the design or character of the host dwelling within the surrounding street scene.

#### 6.3 Amenities of occupants

6.3.1 The footprint of the proposed dwelling covers 28m<sup>2</sup> of existing garden space. The property retains ~175m<sup>2</sup> of garden space, well in excess of the 90m<sup>2</sup> area and 10m depth advised for a detached dwelling in the Residential Design Guide. Whilst it is noted that some of this space is currently taken up by an existing outbuilding at the property, given the large garden, it is not considered that the

proposal would be harmful in this regard.

- 6.3.2 The application proposes a number of amendments to the internal layout of the property, primarily to provide additional bathrooms/bedroom space at first floor (with the number of bedrooms remaining static at 4) and a large dining room at ground floor level. Notwithstanding the size of the extension, it is considered that the property retains adequate outlook and access to natural light for habitable rooms by taking advantage of the shape of the property and the front and rear facing windows in a number of the rooms.

#### 6.4 Amenities of neighbouring occupiers

- 6.4.1 The proposal would protrude beyond the existing rear building line of both neighbouring properties to the north and south at 240 and 236 respectively. The scale of the proposed extension raises matters for consideration in terms of both the potential for the creation of an overshadowing or overbearing form of development when viewed from these properties.

- 6.4.2 There is some screening vegetation at present towards the southern site boundary with 236 Hill Lane. The relative orientation of the two properties reduces the potential for an overshadowing effect on this property. In addition, the proposal would achieve no less than 5 metres separation from the boundary with this property to the south of the site. Given the setback between the properties it is felt that the factors mentioned above sufficiently mitigate the potential impacts of the proposal on the occupiers of 236 Hill Lane.

- 6.4.3 The key matter is the relationship of the proposal with the neighbouring property to the north, at 240 Hill Lane. The proposal has been designed such that the extension will not come within 2m of the common boundary at its closest point (reducing to 2m towards the rear given the relative orientation of the extension and boundary line). The neighbouring property has an existing conservatory to the side, with the main bulk of the dwelling set somewhat off the common boundary.

- 6.4.4 In terms of protecting outlook and access to natural light from existing habitable room windows, the proposed extension complies with the 45 degree code (as outlined in 2.2.11-13 of the Residential Design Guidance). The Guidance confirms that the purpose of this code is to ensure satisfactory outlook, natural light and to prevent excessive over-shadowing of neighbouring properties and is based on established Building Research Establishment guidance. The impact of the extension on the rear-facing habitable rooms in 240 Hill Lane is, therefore, considered to be acceptable.

- 6.4.5 Section 2.2.18 of the Residential Design Guide also notes that, where considering the potential impact of extensions on neighbouring properties, the general degree of enclosure to the neighbouring gardens should be considered. The Guidance goes on to confirm that, where neighbouring gardens are large and enjoy outlook in a number of directions, other than over the site being developed, the impact will be less. Both the neighbouring properties have sizeable gardens, with significant outlook. On this basis, notwithstanding the orientation of the plot, and with reference to the set back of the extension from the common boundary, on balance it is not considered that the proposal will result in such significant harm.

## **7.0 Summary**

7.1 The proposal will not have a significantly harmful impact on the amenities of the occupants of the host dwelling or neighbouring occupiers and the proposal will not significantly harm the overall character of the property within the surrounding street scene.

## **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)(d), 2(b)(d), 4(f)(vv), 6(a)(c)(i), 7(a), 8(a), 9(b)

### **JF1 for 14/07/15 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 - 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 - (as amended 2015)

CS13          Fundamentals of Design

City of Southampton Local Plan Review – (as amended 2015)

SDP1          Quality of Development  
SDP7          Urban Design Context  
SDP9          Scale, Massing & Appearance

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

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

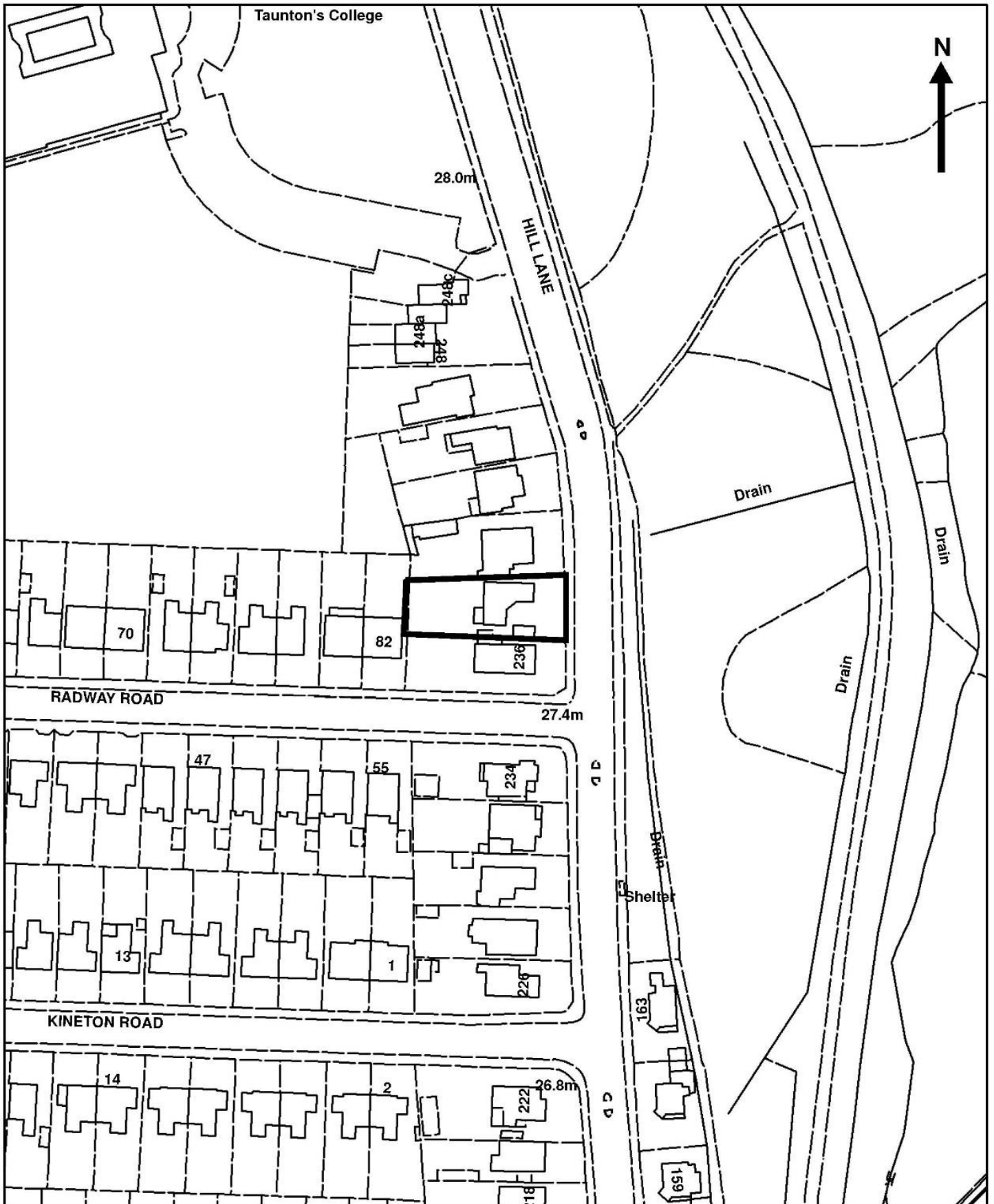


**Relevant Planning History**

14/02093/FUL, Erection of a two-storey rear extension and installation of solar panels  
Withdrawn, 19.02.2015

14/01405/FUL, Formation of new vehicle access with dropped kerb and additional hard  
standing at the front of the property, and repositioning of the front boundary wall  
(amended description)  
Conditionally Approved, 06.11.2014

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Scale: 1:1,250

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