

Planning and Rights of Way Panel 10th January 2017
Planning Application Report of the Service Lead; Infrastructure, Planning and Development.

Application address: 9 Bassett Green Drive, Southampton.			
Proposed development: First floor and two storey rear extension with associated alterations to form enlarged dwelling. Resubmission of 16/01352/FUL.			
Application number	16/0903/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	02/01/2017	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member	Ward Councillors	Cllr Harris Cllr Harris Cllr Hannides
Referred to Panel by:	Cllr Beryl Harris	Reason:	Resulting loss of a bungalow contravening Bassett Neighbourhood Plan.

Applicant: Mr Bob Toor	Agent: Ashplan
Recommendation Summary	Conditionally Approve
Community Infrastructure Levy Liable	Yes

Appendix attached	
1	Development Plan Policies
2	Planning History

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 including the character of the area, the previous reason for refusal and the loss of the bungalow on site and replacement with a two storey house 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).

Paragraphs 17, 58, 60 and 64 of the NPPF, policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (Amended 2015) policy CS13 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and policies BAS1 and BAS4 of the Bassett Neighbourhood Plan (June 2015).

Recommendation in full: Conditionally Approve.

1 The site and its context

- 1.1 The property is a large detached single storey dwelling that lies within a residential area wherein houses of varied design generally occupy spacious plots often with mature landscaped gardens. The area includes both two storey housing and bungalows, some of which are split levelled. These features contribute to the suburban feel of the local area and its spacious and verdant qualities, which are locally distinctive.
- 1.2 Bassett Green Drive slopes down steeply from the north where it meets Bassett Green Road before it starts to level off approximately halfway along the road. The properties along the street all tend to include some degree of change in levels.
- 1.3 Bassett Green Drive is formed by a mix of two storey houses and both single level and split-level bungalows. There is no common architectural form although there are some general design characteristics which are shared between most of the dwellings in the street:
- Space around dwellings – on the whole properties are not built with walls built up to the boundaries of the site thus maintaining the open character of the area where dwellings are placed within spacious plots.
 - The dominant building material is brick with some smaller areas of timber cladding being used.
 - The scale of all of the dwellings on Bassett Green Drive is modest.
 - Roofs are pitched, have gable ends and often include chimneys.
 - Other than 1a Bassett Green Drive design is fairly traditional and simple rather than being contemporary.
 - Void to massing ratio is small therefore on the whole elevations are dominated by walls (brickwork) rather than glazing.
 - Varied front building lines prevail often screened by boundary planting
- 1.4 The application site comprises a detached bungalow building positioned on the eastern side of Bassett Green Drive. The majority of the site is characterised by soft landscaping including mature trees and hedges on the boundaries, many of which are evergreen. The frontage hard surfacing covers approximately one third of the frontage of the property. The dwelling was constructed in the 1970s and has a split level design. The original section of the building has a pitched roof with gable ends. Alterations and extensions to the building include a flat roof side extension incorporating the garage (to the northern flank of the building) and also a flat roof extension to the front. There is also a party wall, where the garage shares a wall with the double garage of number 7.
- 1.5 The wider street scene can be described as follows:
- 1.6 The dwelling at the top of the slope (number 1a Bassett Green Drive) has been constructed on land that previously formed the garden of number 1 Bassett Green Drive. The dwelling has a contemporary design using a combination of a mono-pitched roof and pitched roof with gable end. Modern materials have been used for the roof rather than traditional roof tiles. The walls of the building also have a rendered finish as well as being clad in timber. The building has a basement level to maximise the potential of the sloping nature of the site. From the road the building appears to be single storey due to the sloping nature of the site. The property cannot easily be seen from the public highway as it is surrounded by a

tall hedge and mature trees. As such the dwelling is fairly unusual however it is also not easily seen so has a limited impact on local character.

- 1.7 Number 1 is a bungalow which again shares the common characteristics of properties in the street including a pitched roof with gable ends, facing brickwork for the walls, a small amount of timber cladding and a tiled roof.
- 1.8 Planning permission was granted in November 2011 for the conversion of number 3 from a bungalow to a two storey dwelling. The design is fairly unique to the area given that the floor area of the first floor element is smaller than the ground floor. Whilst the building has a pitched roof it has hipped ends rather than gables. The upper floor uses timber cladding to soften its appearance although the ground floor level is finished in brickwork.
- 1.9 Properties 5, 7 and 9 are all single storey bungalows, however whilst they share the pitched roofs with gable ends their individual designs vary. Most noticeably number 7 has a more contemporary appearance than number 5 and 9 due to the roof design where two mono-pitched elements join in the middle without forming a traditional ridge. Number 7 is also set back considerably into the site when compared to other properties on Bassett Green Drive. This is a consequence of the position of the small water course which passes to the rear of many of the properties on Bassett Green Drive.
- 1.10 Properties 11, 13 and 'the Corner House' Bassett Green Drive are all two storey properties positioned on the same building line. Properties 11 and 13 also share the same modest design form which includes traditional pitched roofs with gable ends, chimneys and linked garages. Materials used for 11 and 13 are also the same, the walls are a mixture of brick, timber cladding and render; and the roofs are formed of concrete tiles.
- 1.11 The opposite side of the street is well landscaped along the street frontage with most dwellings visible through vegetative boundaries. The most visible property that can be seen from the area of the street which number 9 can also be seen from is number 4 Bassett Green Drive. Number 4 Bassett Green Drive shares common characteristics with many of the dwellings in the street as it is a modest two storey family house with pitched roof and gable ends incorporating brick walls and tiled roof.
- 1.12 It is noteworthy that the property to the south, 11 Bassett Green Drive, also has a rear facing Juliette balcony and also benefits from planning permission for a first floor side extension to its north site. As such, the Panel will note that 2 storey development exists within the immediate context of the application site.

2 Proposal

- 2.1 This planning application follows a recent refusal and seeks to address the concerns in the Council's decision notice (Local Planning Authority Reference: 16/01352/FUL). In general the proposal is to retain and extend the existing ground floor of the building and to add a first floor over the amended ground floor footprint. The scheme includes a small extension at the rear where the footprint of the building will increase slightly. The setback of the building from the back edge of the pavement is approximately 10m, the width would measure 12.5m at two storey level, the height of the ridge would be 6.8m and the eaves would be 4.7m high. All existing trees will be retained and the water course at the rear of the property will be unaffected. Therefore the scheme differs from the previously refused scheme by being 2.9m narrower at first floor level, a ridge that is 0.8m shorter and eaves which are 0.4m lower.

- 2.2 The design is less contemporary than the previous scheme and materials have been chosen so that the building stands out less against the background of surrounding property design. The building would no longer meet the northern boundary of the site so that there is greater space around the building achieved from within the host site. The ridge height reduction also helps to ensure that the building is no longer noticeably taller than neighbouring buildings to the south when viewed in the wider street scene. The roof is gable ended and whilst there is a large window within the front elevation the building elevations are no longer dominated by glazing and white render. The existing garage will now have a pitched roof added to improve weather protection and there remains small extensions to the rear to facilitate the desired room sizes and architectural features including one balcony and one Juliet balcony overlooking the rear garden which the applicant seeks. The scheme also proposes an additional garage door to the front elevation so that internally a double garage is formed.
- 2.3 Interlocking roof tiles are proposed for the roof, walls are to include white rendered, however the main materials for the building will be red brick and cedar cladding. The projecting architectural feature, proposed to create solar shading around front windows have been removed. Powder coated grey aluminium windows will also be used along with cedar garage and front doors.
- 2.4 The new first floor will provide 4 bedrooms and 2 bathrooms. There will also be en-suite bathrooms added. The master bedroom, facing the rear of the property will be served by a small balcony and associated privacy screen. The other rear facing bedroom will be served by a Juliette balcony. The boundary planting between dwellings has also been taken into consideration when designing the upper floor window positions.

3 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**.
- 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.
- 3.3 The Bassett Neighbourhood Plan was adopted in 2016 and can be afforded significant weight in the determination of this application.

SCC Planning Policy Team:

- 3.4 The first paragraph of the Annex to the Bassett Neighbourhood Plan clearly states that the annex is part of the evidence base, that was contributed to by the Resident Associations in Bassett, and informs the Bassett Neighbourhood Plan although does it does not form part of the plan’s policies. This was added to the Annex following the Examiner Report (see paragraphs 96 and 97) which included the following recommendation:
- 3.5 *I recommend that a sentence be added to the first paragraph of the Annex stating: “This Annex does not form part of the plan’s policies”.*
- 3.6 Paragraphs 37 – 39 in the Examiner Report included a further recommendation in

relation to the status of the Annex material. Paragraph 1.10 in the Final Version of the Plan takes account of this recommendation which states the following:

- 3.7 *'The views expressed, feedback forms and other replies received were all taken into account when formulating the plan. The annex to the plan describes the characteristics of the different areas within Bassett and the rationale for the densities defined on the density map (see Figure 2 on Page 12). This material does not form part of the plan's policies but is included in this document so as to provide background information.'*
- 3.8 Finally, the Examiner suggested that the last sentence in Policy BAS 5 'Housing Density' would be more suitably placed in the supporting text and amended to state that the annex to the plan provides background information explaining the derivation of density criteria (see paragraph 58 of the Examiner Report). For information, the sentence that was removed from the wording of Policy BAS 5 'Housing Density' for the Final Version of the Plan stated that 'guidelines explaining the densities and their locations are contained in the annex in this plan'.
- 3.9 Taking account each of the above points, it is clear that the Annex does not have weight attached to the plan and subsequently cannot be used as a material consideration in determining planning applications – this would include the representations made on 9 Bassett Green Drive which make reference to the Annex. The above recommendations and suggestions of the Examiner were made in response to representations the Council had made regarding the status of the Annex.

4 Relevant Planning History

- 4.1 The planning history relating to the site involves the approval for the construction of the house and garage in 1961 and refusal for a single storey extension in 1972. The extension (Local Planning Authority Reference number: 1431/46) was proposed to be added to the front of the building and was found to be harmful to the character of the area as the front building line of properties 9, 11, 13 and 15 would have been breached. A second reason for refusal is also listed whereby there was concern that the extension may lead to an additional window in the flank wall of the dwelling overlooking number 11 Bassett Green Drive. Whilst it is clear that the building has been extended since its original construction there is no further planning history available relating to those elements of the building.
- 4.2 Earlier this year planning permission was sought for an alternative scheme to the one now proposed (Local Planning Authority Reference number 16/01352/FUL). The scheme was however refused under delegation owing to the design of the scheme, which in light of the policies set out in the Local Plan, the Core Strategy and in particular the Bassett Neighbourhood Plan could not be supported by Officers because:
- The main building material for the walls of dwellings within Bassett Green Drive is brick not white render.
 - There are no large balconies on existing properties that face onto Bassett Green Drive.
 - Solar shaded design features are not a feature currently exhibited within the street scene.
 - Houses fronting Bassett Green Drive typically have small void to massing ratios rather than large expanses of glazing.
 - Roofs generally have overhanging eaves and chimneys.

- On the whole properties are not built with walls built up to the boundaries of the site thus maintaining the open character of the area where dwellings are placed within spacious plots.

Refer to **Appendix 2** for the full reason for refusal.

5 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, including erecting a site notice (30/08/2016). At the time of writing the report **9** representations have been received from surrounding residents (including an objection from North East Bassett Residents Association [NEBRA] and Cllr Beryl Harris). It is also noteworthy that of the 9 letters of representation received 4 were objecting to the scheme and 5 were in support. The following is a summary of the relevant points raised:
- 5.2 Proposal does not overcome the previous reason for refusal. RESPONSE: The acceptability of the scheme is considered in detail in section 6.
- 5.3 Why was the new application accepted by the Council if the previous one was refused and the plans submitted are the same? RESPONSE: The Council have accepted the subsequent application because the scheme has been amended to address the previous reasons for refusal. Accordingly the design has changed and the overall scale has been reduced. More specifically please refer to section 2 above which explains how the current scheme differs from the previously refused scheme.
- 5.4 Contrary to the Bassett Neighbourhood Plan, in particular there should be no conversion of bungalows to houses. RESPONSE: Officers disagree with this assertion. The Bassett Neighbourhood Plan does not prevent the conversion of a bungalow to a two storey dwelling house provided that the overall character of an area is not harmed, furthermore a bungalow can be extended to two storey under the PD regime. The scheme is considered in more detail against the Bassett Neighbourhood Plan policies in section 6 below.
- 5.5 Out of character – there are 5 bed houses in Bassett Green Drive/the identity of Bassett Green Drive and Bassett Green Close is bungalows. RESPONSE: The number of bedrooms a property has in isolation is not an adequate reason for refusal. The character of an area is determined by a number of separate criteria as discussed in section 6 below. There are two storey properties as well as bungalows in Bassett Green Drive and Bassett Green Close, the design of properties in Bassett Green Drive and Bassett Green Close is also varied.
- 5.6 The design and layout of bungalows and properties in the area were, when they were built award winning. RESPONSE: The development plan does not, and has not overtime, prevented change within the area from occurring. The site, Bassett Green Drive and Bassett Green Close are not within a designated conservation area.
- 5.7 There is a high demand for bungalows in Bassett. RESPONSE: The demand for bungalows, as determined by market forces, is not a material planning consideration.
- 5.8 Bulk, scale and mass proposed is out of character, especially give proximity of the building to the road.

RESPONSE: The height has been reduced so that it more closely responds to the height of the two storey dwellings to the south. The width of the property has also been reduced to provide space around the building at two storey scale. The building would be constructed on the existing building line, this would result in the two storey element of the building being slightly further forward of the building line of the neighbouring property, and this is not however judged to be significantly harmful. The building line/distance from Bassett Green Drive was not previously listed in the reason for refusal.

- 5.9 The design is out of character with the 1960's style that prevails in the street.
RESPONSE: In order to respect the local character the design does not have to repeat the design of neighbouring buildings. However the design does need to demonstrate overall similar characteristics in terms of scale, mass, layout and materials.

- 5.10 The street scene is misleading, this property would be overbearing in its location, and would dominate the street scene.
RESPONSE: There is no reason to believe that the street scene drawing provided does not provide an accurate representation of the proposal and in the opinion of the case officer the proposal would not appear to dominate the street scene. It is also noted that a tall evergreen hedge defines the front boundary of the property and there is no proposal to remove the hedge. Planning conditions can be used to retain the hedge at a specific height if this is deemed necessary to enable the development to take place.

- 5.11 The proposal should be refused for the same reasons as the 1972 application.
RESPONSE: Since 1972 the development plan for Southampton has changed therefore the scheme will need to be reconsidered in light of the relevant policies applicable today.

- 5.12 Overlooking of number 7 Bassett Green Road from balconies at the rear.
RESPONSE: The distance between the proposed Juliette balcony and the neighbours' bedroom window at 7 Bassett Green Drive, in combination with the trees on the boundary and proposed hedge planting are anticipated to remove significant overlooking of neighbouring gardens and bedroom windows.

- 5.13 Overdevelopment.
RESPONSE: The site itself is judged capable of accommodating the additional development. The quality of the residential environment created for the residents will be acceptable and density is not increasing. In addition it is judged that there is no direct impact from the development on the residential environment enjoyed by neighbours.

6 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- Principle of the development.
 - Character and appearance of the local area, and design.
 - Neighbouring amenity.
 - Protected trees and ecology.

Principle of the development

- 6.2 There are no policies within the Development Plan (including the Bassett

Neighbourhood Plan) which object in principle to the conversion or loss of a bungalow and formation of a two-storey dwelling house. Policies and guidance of the RDG would only support the loss of a bungalow if bungalows form a strong character feature of the neighbourhood and the conversion to a two storey dwelling would be harmful to local character. In principle, therefore, the addition of a first floor to the existing bungalow so that a two storey dwelling is formed is not opposed. The proposal must therefore be judged in terms of its potential impact as a result of the physical characteristics of the proposed two storey dwelling on the overall character of the area. Furthermore the Panel will note that roof extensions are, in some cases, permitted development meaning that bungalows can change in any event. As the loss of a bungalow was not previously cited as a reason for refusal the panel should decide whether the revised design has addressed the Councils earlier concerns.

Character and appearance of the local area, and design:

- 6.3 In considering the impact of the development on the character and appearance of the local area the Panel must take account of the previously refused scheme and thus whether or not the proposal overcomes the previous reason for refusal.
- 6.4 The character of Bassett Green Drive has been described above in section 1.
- 6.5 The main features of the design are represented within the local area. The design is no longer considered to fail to contribute towards the strong sense of place as it now sufficiently responds to local character and adequately reflects the identity of local surroundings and materials without being an exact copy.
- 6.6 The main changes to the design when compared to the previously refused scheme are as follows:
- The materials now chosen reflect the materials used for the surrounding buildings with brick, interlocking roof tiles and timber cladding replacing the white render and glazing which were the main materials used for the external elevations of the previously refused scheme.
 - The overall amount of glazing and therefore window proportions/void to massing ratio has reduced.
 - The height of the building has been reduced to respond more appropriately to the heights of nearby two storey housing (in particular the two houses to the south).
 - The two storey element of the proposed building would no longer meet the boundary of the site thus providing space around the building achieved from within the site.
 - The roof design has been altered with the gable design being prominent when viewed from Bassett Green Drive.
 - The balconies have been removed from the front elevation as has the overhang which would create a solar shaded design feature.
- 6.7 Paragraph 60 of the NPPF requires development to promote or reinforce local distinctiveness; the application now achieves this. Paragraph 64 confirms that schemes of poor design should be refused where they fail to improve the character of an area. It is now considered that the scheme would improve the character of the area by removing the existing building, which has little architectural merit and does not contribute positively to the character of the area
- 6.8 The Local Plan and the Core Strategy seek to oppose development of inappropriate character, scale, mass and appearance, as supported by the

Residential Design Guide it is policies BAS1, BAS4 and paragraph 10.2 of the Bassett Neighbourhood Plan which provide the most clarity of reasoning for the opposition of the development proposed on character/design grounds:

- 6.9 BAS1 - New Development: point 2. states: *'Development proposals should be in keeping with the scale, massing and height of neighbouring buildings and with the density and landscape features of the surrounding area.'* The building proposed is now considered to be in keeping with the general scale, massing and height of the neighbouring buildings.
- 6.10 BAS 4 - Character and Design states: *'New development must take account of the densities set out in Policy BAS 5 and the existing character of the surrounding area. The design of new buildings should complement the street scene, with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.'* Whilst density is not a concern the scheme, for reasons set out above, is now judged to adequately reflect the character of the surrounding area and complement the street scene in terms of scale, spacing, massing, materials and height.
- 6.11 Paragraph 10.2 also seeks to ensure that materials used *'aim to reflect those of surrounding properties as best as possible'*. The proposed materials now achieve this and a condition can be added to ensure that Officers have control over the use of materials when construction is due to start.
- 6.12 For these reasons the application is deemed to provide an acceptable development, the redevelopment of a bungalow to a two storey building is not opposed in principle and the revised design is judged to have been suitably context driven; and is therefore considered to comply with the development plan.

Impact on neighbours:

- 6.13 The scale and mass of the development would not cause significant overshadowing of neighbouring gardens given relevant positions of houses and the nature of vegetative boundaries.
- 6.14 The building is also not judged to be overbearing or dominant when neighbours are within their gardens or habitable rooms.
- 6.15 The proposed extension includes two rear facing balconies, one of which is a Juliette style balcony. The window which includes a Juliette balcony would be positioned 4m from the boundary of the property to the north. Owing to the juxtaposition between the proposed Juliette balcony at 9 Bassett Green Drive and the front elevation of the bungalow at 7 Bassett Green Drive an objection has been received to the proposed Juliette balcony. This is because number 7 is set back significantly from the road due to a stream running across the land. As a consequence a bedroom window is positioned within the front elevation of number 7 and therefore at an oblique angle faces the rear of the application site. Forming the boundary between the two are hedges and fencing. The distance (approximately 14m) between the proposed Juliette balcony and the neighbours' bedroom window at 7 Bassett Green Drive, in combination with the trees on the boundary, hedges and proposed planting are anticipated to remove significant overlooking of neighbouring gardens and bedroom windows. In addition as bedrooms tend to be used less than main living spaces within properties (living rooms and kitchens) an element of mutual inter looking is not unreasonable nor uncommon within a city environment. Should the Panel consider it necessary the Juliette balcony could however be changed to a normal window by means of a condition.

- 6.16 Number 11 to the south also includes a rear facing Juliette balcony. Privacy within the garden of number 11 Bassett Green Drive will remain satisfactory owing to the juxtaposition of the two neighbouring rear building lines, boundary treatment formed of timber fencing, trees and hedges; and the proposal to include a privacy screen on the southern side of the balcony. As such the closest section of garden to the rear of the house at number 11 Bassett Green Drive would not be overlooked from the balcony and significant overlooking of the remainder of the garden would also not easily be achieved.
- 6.17 Owing to separation distances and the boundary treatment which includes tall trees and bushes within the local area no concerns are raised from officers regarding the impact of the proposal on the privacy or amenity grounds enjoyed by other neighbouring residential occupiers.

Protected trees and ecology

- 6.18 With the use of planning conditions there would be no significant harm posed to protected trees or local biodiversity as a consequence of the development.

7 Summary

- 7.1 The application is recommended for approval as the amendments to the previous scheme lead officers to the conclusion that the proposal is no longer out of keeping with the scale, massing and height of neighbouring building (BAS1) and the design takes account of the existing character of the surrounding area and is judged to complement the street scene, with particular reference to the scale, spacing, massing, materials and height of neighbouring properties (BAS4). As such it has been demonstrated that the scheme is context driven and thus the scheme would no longer be significantly harmful to the character of the local area.

8 Conclusion

- 8.1 Conditional planning permission can be granted.

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

1a, b, c, d, 2b, d, e, 3a, 4f, 6a,

MP3 for 10/01/2017 PROW Panel

Conditions.

1.Full Permission Timing Condition (Performance):

The development hereby permitted shall begin no 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).

2.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.

3.No other windows or doors other than approved (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

4. Privacy screen retention. (Performance Condition)

The privacy screen hereby approved, serving the master bedroom, shall be installed prior to the occupation of the building and 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 neighbouring privacy.

5. Obscure Glazing (Performance Condition)

The window in the south side elevation, located at first floor level of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

Reason: To protect the amenity and privacy of the adjoining property.

5.Details of building materials to be used (Pre-Commencement Condition)6

Notwithstanding the information shown on the approved drawings and application form, with the exception of site clearance, demolition and preparation works, no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, the roof of the proposed buildings and

the balcony privacy screen and balustrade. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

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.

7. Hours of work for Demolition / Clearance / Construction (Performance)

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 to 18:00 hours

Saturdays 09:00 to 13:00 hours

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.

8. Landscaping, lighting & means of enclosure detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

i. planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate and details of any proposed boundary treatment, including fencing and/or walls.

ii. a management scheme for the proposed planting on the boundary.

The approved landscaping shall be carried out prior to occupation of the first floor of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained as specified (once fully established) in perpetuity.

Should any of the plants approved die, fail to establish, are removed or become damaged or diseased they shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, to improve privacy enjoyed by neighbouring occupiers.

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)
Bassett Neighbourhood Plan (June 2015)

Other Relevant Guidance

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

Relevant Planning History

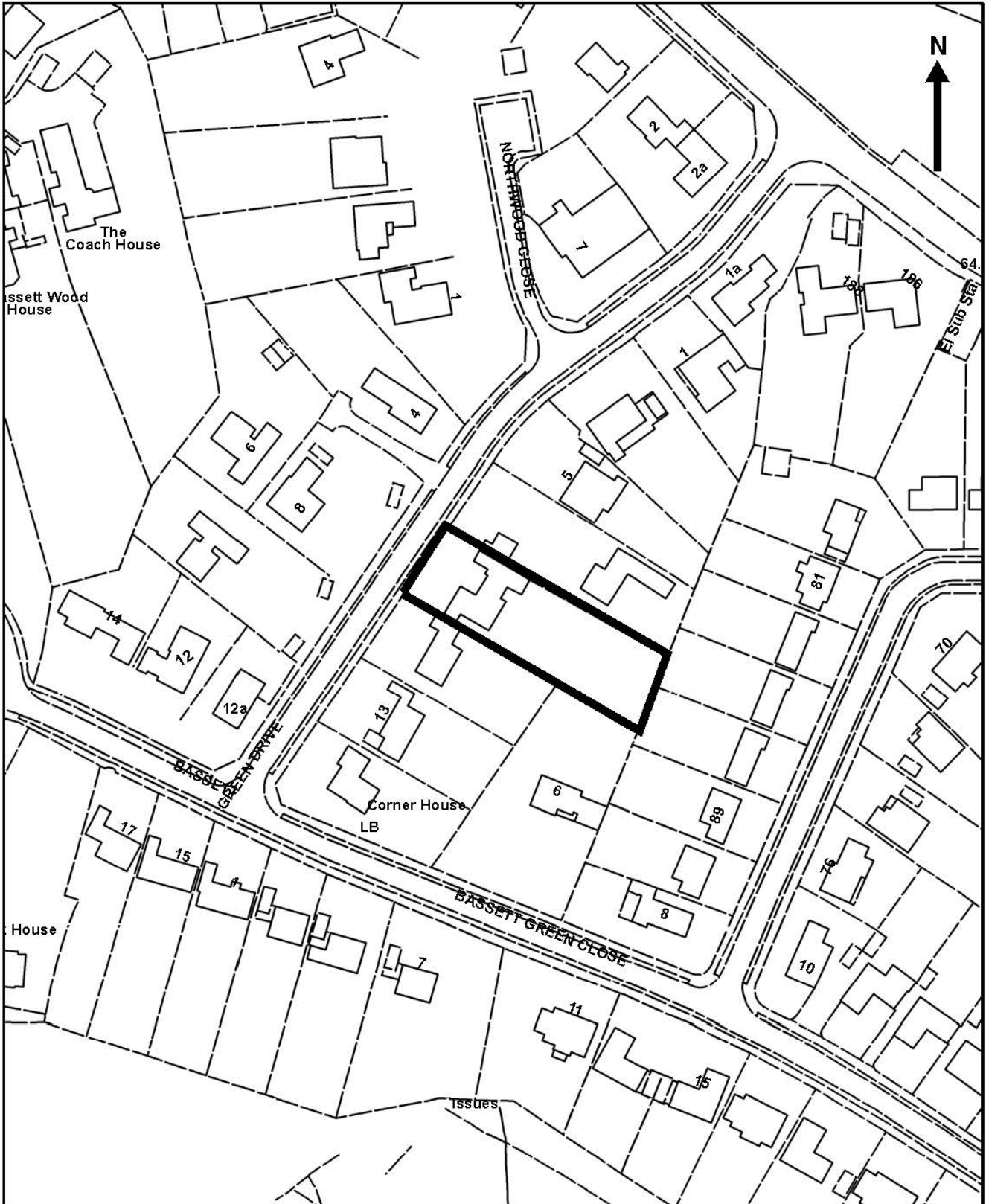
1205/85 - ERECTION OF DETACHED BUNGALOW AND GARAGE (Prev Ref - Plot 182 B.W. Estate) – Conditionally Approved 29.08.1961

1431/46 - EXTENSION TO BUNGALOW – Refused 08.02.1972

16/01352/FUL - First floor and two storey rear extension with associated alterations to form enlarged dwelling – Refused 07/10/2016.

Reason for Refusal; Design: The scheme fails to take account of the existing character of the surrounding area and the design does not complement the street scene with particular reference to the scale, building to boundary spacing, massing, materials and height in relation to neighbouring properties. The scheme therefore fails to take the opportunity to respond to local character and reflect the identity of local surrounding. The development would also fail to promote or reinforce local distinctiveness or create a strong sense of place. As such the proposal constitutes poor design contrary to paragraphs 17, 58, 60, 64 of the NPPF, policies SDP1 (i), (as supported by paragraphs 3.1.2, 3.5.1, 3.8.6, 3.6.10, 3.7.5, 3.9.5, 3.10.2, 3.10.4, 3.10.6 and 3.13.1 of the adopted Residential Design Guide Supplementary Planning Document 2006), SDP7 (vi) and (v) and SDP9 (i), (iii), (iv) and (v) of the Amended Local Plan Review (2015), Policy CS13 of the amended Local Development Framework Core Strategy Development Plan Document (2015) and policies BAS1 and BAS4 of the adopted Bassett Neighbourhood Plan (June 2015).

16/01903/FUL



Scale: 1:1,250

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