

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

Application address: Bassett Wood North, Bassett Wood Drive			
Proposed development: Erection of a single storey rear extension with flue.			
Application number	16/01867/FUL	Application type	FUL
Case officer	Anna Coombes	Public speaking time	5 minutes
Last date for determination:	07/02/2017 (extension of time agreement)	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 & Cllr John Hannides	Reason:	Out of character and overdevelopment

Applicant: Mr L Pickard	Agent: MDT Design
--------------------------------	--------------------------

Recommendation Summary	Conditionally Approve
-------------------------------	------------------------------

Community Infrastructure Levy Liable	No
---	-----------

Appendix attached	
1	Development Plan Policies

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 local area, 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 (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 (July 2016).

Recommendation in full: Conditionally Approve.

1 The site and its context

- 1.1 The property is a large, detached two-storey dwelling, with an existing flat-roofed, single-storey rear extension adjacent to the southern side boundary, a large rear garden of approximately 130m² with a small brick-built outbuilding, and a large gravel parking area to the northern side of the property. The dwelling originally formed part of the larger Bassett Wood Estate House complex, which was subdivided after 1945. The application site is the smallest of the four adjacent plots, which are all significantly larger. The host dwelling and surrounding dwellings are not listed, or locally listed and the property is not within a conservation area.
- 1.2 The wider landscape of Bassett Wood Drive is formed of a mix of two and three storey flatted blocks (35m to the West and 60m to the southwest), and large detached dwellings on wooded plots (30m to the North and 75m to the East). There is, consequently, a wide range of plot sizes and building densities within the local area.
- 1.3 There are no Tree Preservation Orders (TPOs) within the application site itself, and the nearest TPOs to the location of the proposed development are approximately 18m to the southeast and 20m to the northwest. There is a mature tree within the rear garden of the host dwelling, but this is adjacent to the northern side garden boundary fence, approximately 12m from the proposed development. There are small fruit trees next to the common boundary within the garden of neighbouring Bassett Wood House, and there is also a larger mature tree within this neighbouring garden, which is approximately 3.5m from the boundary.
- 1.4 The ground level slopes very gently down from the front of the dwelling to the rear garden boundary (West to East).

2 Proposal

- 2.1 This planning application proposes an additional single-storey, flat-roofed extension, adjoining the existing single-storey extension on site, which would project an additional 7.2m along the southern side boundary shared with Bassett Wood House. The proposal also includes the replacement of the flat roof of the existing single-storey extension, which would result in a small increase in height of approximately 0.4m, and the installation of roof lantern lights above both the existing extension and the proposed extension. The final height proposed is 3.23m measured closest to the original dwelling, and 3.46m measured at the rear boundary, due to the gently sloping ground levels towards the rear boundary.
- 2.2 The proposal also includes the installation of a flue for a wood burning stove at

first floor level, adjacent to the southern side boundary, and minor alterations to the existing ground floor rear-facing windows.

- 2.3 All new windows would face into the garden of the host dwelling. There are no new windows proposed that would result in overlooking for neighbouring properties to the South, or to the East.
- 2.4 As a result of the works, there would be approximately 95m² of good quality, useable garden area remaining for the host dwelling. This measurement does not include the gravel parking area to the North of the host dwelling.

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 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. Policy SDP7 (Context) and SDP9 (Scale, Massing, and Appearance) allows development which will not harm the character and appearance of the local area, and seeks high quality building design which respects the surrounding area in terms of scale and massing. Policy CS13 (Fundamentals of Design) of the Core Strategy assesses the development against the principles of good design.
- 3.4 The Bassett Neighbourhood Plan was adopted in 2016 and can be afforded significant weight in the determination of this application. Policies BAS1, BAS4 and paragraph 10.2 of the Bassett Neighbourhood Plan provide detail for assessing the acceptability of a proposal on character/design grounds, again seeking design which respects the surrounding area in terms of scale and massing and appearance. Policy BAS9 requires the protection of trees covered by TPO, or of high amenity value.

4 Relevant Planning History

- 4.1 There are no planning applications on record for the host dwelling, Bassett Wood North.
- 4.2 The neighbouring property, The Coach House, is currently undergoing major refurbishment and works to extend the roof of the southern-most sections of the property under planning permission 15/01060/FUL.

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. At the time of writing the report **4** representations have been received (including objections from North East Bassett Residents Association [NEBRA], Cllr Beryl Harris, and Cllr John Hannides). The following is a summary of the relevant points raised:

5.2 The design exceeds the limits for permitted development.

RESPONSE: This is correct, and the applicant has acted appropriately in submitting an application for planning permission for this proposal, in order for the Local Authority to make an assessment of the impacts of the development.

5.3 The proposal would result in overdevelopment of the site, particularly in relation to the separation between the host dwelling and The Coach House.

RESPONSE: The proposal is limited to single storey height, with only a modest increase in height over the existing boundary fence. The existing relationship between the host dwelling and The Coach House is very different to that of the neighbouring Bassett Wood House and Bassett Wood West, so it would not be reasonable to apply the same expectations in terms of layout. The impact on the residential amenity of The Coach House is discussed in the planning considerations below. The site itself is judged capable of accommodating the additional development. The garden area remaining will still be in excess of our minimum size standard for a detached house, and the quality of the residential environment created for the occupants will be acceptable.

5.4 The design is out of character with the style of the original Estate Houses.

RESPONSE: The host dwelling and neighbouring dwellings are not Listed, Locally Listed, or within a Conservation Area. Therefore, in order to respect the local character, the design does not necessarily need to replicate the design of neighbouring buildings. However it does need to generally respect the scale, mass, layout and materials of the host and neighbouring buildings in the overall design and is clearly subordinate to the main house. In this regard, the proposal is consistent with the Residential Design Guide Supplementary Planning Document.

5.5 The impact on trees.

RESPONSE: There are no trees covered by a TPO in close proximity to the proposed development. The Trees Team have reviewed the application and have recommended that a condition be applied to any consent granted, which requires the submission and agreement of an Arboricultural Method Statement before work commences on site, in order to protect the existing tree on site and within the garden of Bassett Wood House.

5.6 Overbearing impact to the Kitchen Garden of Bassett Wood House.

RESPONSE: This impact is discussed in the planning considerations below.

5.7 Consultation Responses

5.8 Trees Officer – The applicant has the right to prune trespassing roots where they encroach into their property under Common Law. Unfortunately the trees are not worthy of protection in a formal way, but no storage or fires under the canopy is worth conditioning, and if roots over 25mm are found, advice should be taken

from a qualified arboriculturist.

6 Planning Consideration Key Issues

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

- Principle of the development.
- Impact on the character of the host dwelling and local area.
- Impact on the amenity of neighbouring residents.
- Impact on the amenity of the occupants of the host dwelling.
- Trees.

6.2 Principle of the development

6.3 There are no policies within the Development Plan (including the Bassett Neighbourhood Plan) which object in principle to the extension of an existing dwelling house. Policies and guidance within the RDG give a minimum size standard of 90m² for the garden of a detached dwelling. The proposed extension will retain a good quality garden area of 95m², not including the gravel parking area to the north of the host dwelling, which would still exceed this minimum standard. Therefore, in principle, the development is in accordance with the Development Plan. The proposal must therefore be judged in terms of its potential impact on the overall character of the area and on the amenity of neighbouring residents and of the occupiers of the host dwelling.

6.4 Impact on the character of the host dwelling and local area:

6.5 The Local Plan and the Core Strategy support development that respects the character, scale, massing and appearance of the local area, as supported by the Residential Design Guide. Policies BAS1, BAS4 and paragraph 10.2 of the Bassett Neighbourhood Plan provide detail for assessing the acceptability of a proposal on character/design grounds:

6.6 BAS1 - New Development 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.'*

6.7 BAS 4 - Character and Design states: *'New development must take account of [...] 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.'*

6.8 Paragraph 10.2 also seeks to ensure that materials used *'aim to reflect those of surrounding properties as best as possible'*.

6.9 The proposed extension would not be clearly visible within the street scene, as it is to the rear of the host dwelling and single-storey in scale. Notwithstanding this, the proposal is considered to be in keeping with the general scale, massing and height of the neighbouring buildings due to the variation in plot sizes and layout of the neighbouring buildings (as a result of the subdivision of the original Bassett Wood Estate), the extension being limited to single-storey scale and the surrounding modern residential development. In addition, the proposed materials (brick for the walls, a dark grey single-ply membrane for the flat roof, and timber/

uPVC/ aluminium frames for the windows and doors) will be similar in overall appearance to those on the host dwelling, and a condition can be added to ensure that officers have control to ensure these materials match as closely as possible with the existing. For these reasons the application is not considered to cause harm to the character of the host dwelling, or local area.

6.10 Impact on the amenity of neighbouring residents.

6.11 The impact on the neighbouring dwelling Bassett Wood House is mitigated somewhat by the fact that the proposed extension is to the north of the kitchen garden of this neighbouring property, so although the proposal would be seen from this section of the garden, it would not result in overshadowing and would not affect the southerly aspect of this kitchen garden.

6.12 The proposed extension and the replacement roof to the existing extension would result in a building of approximately 1.2m higher than the existing boundary fence along this common boundary, increasing slightly to 1.45m at the rear, due to the sloping ground levels. Although the proposal would be visible when viewed from the adjacent kitchen garden of Bassett Wood House, this impact is not considered to be overbearing, given its single-storey nature and particularly when taking into account the fact that this neighbouring dwelling also benefits from an extensive 1,960m² south-facing garden to the south, which would remain unaffected by the proposal.

6.13 The relationship with The Coach House is not considered to be significantly harmful, as the ground floor windows of this neighbouring property, which would directly face the proposed extension, are secondary windows to a living area that also benefits from an unobscured outlook to the East. The modest increase in height on this boundary is not considered to pose a significant change to the existing situation, as these windows are already obscured by the existing fence.

6.14 In addition to the details discussed above, the proposal would not result in any increase in overlooking of neighbouring properties Bassett Wood House, or The Coach House, as all newly proposed windows face into the garden of the host dwelling, not over adjoining properties. Taking the above details into account, whilst there will be an impact on the amenity of neighbouring properties, this is not considered to be significantly harmful.

6.15 Impact on the amenity of the occupants of the host dwelling.

6.16 The internal layout of the proposed extension provides a good quality living environment for the occupiers of the host dwelling, with a good source of light and outlook for all habitable rooms. Whilst there will be a loss of garden area, the remaining garden area exceeds our minimum size for a detached dwelling and is of good quality, useable, and private. In addition, the gravel parking area to the North of the dwelling remains unaffected by the proposal.

6.17 Trees

6.18 There are no trees covered by a TPO in close proximity to the development location and the Trees Officers are satisfied that nearby trees, on and off-site, can be protected by way of the conditions recommended in their response above.

7 Summary

- 7.1 The design is considered to take account of the existing character of the surrounding area, with particular reference to the scale, massing, and materials of neighbouring properties (policies SDP7, SDP9, CS13, BAS1 & BAS4). Whilst there will be some impact on the amenity of neighbouring residents, this is not judged to be significantly harmful (policies SDP1 & CS13). In addition, the amenity of the occupants of the host dwelling will not be harmed and nearby trees can be adequately protected (policies SDP1, CS13 and BAS9).

8 Conclusion

- 8.1 Taking a balanced assessment of the details discussed above, this application is recommended for approval, subject to conditions to secure the materials to be used in the development, and the protection of nearby trees.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a, b, c, d, 2b, d, g, 4f, 6a,

AC for 31/01/2017 PROW Panel

Conditions.

1. Full Permission Timing Condition (Performance Condition)

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 (Performance Condition)

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. 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.

4. 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.

5. No storage under tree canopy (Performance)

No storage of goods including building materials, machinery and soil, shall take place within the root protection areas of the trees to be retained on the site. There will be no change in soil levels or routing of services through root protection zones. There will be no fires on site within any distance that may affect retained trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the root protection areas.

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

6. Off-site Tree Protection (Performance)

If tree roots above 25mm in diameter are found during excavation works on site for the extension hereby approved, then the Local Authority is to be consulted further to agree a working plan.

Reason: To preserve said trees in the interests of the visual amenity of neighbouring properties.

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS13 Fundamentals of Design

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

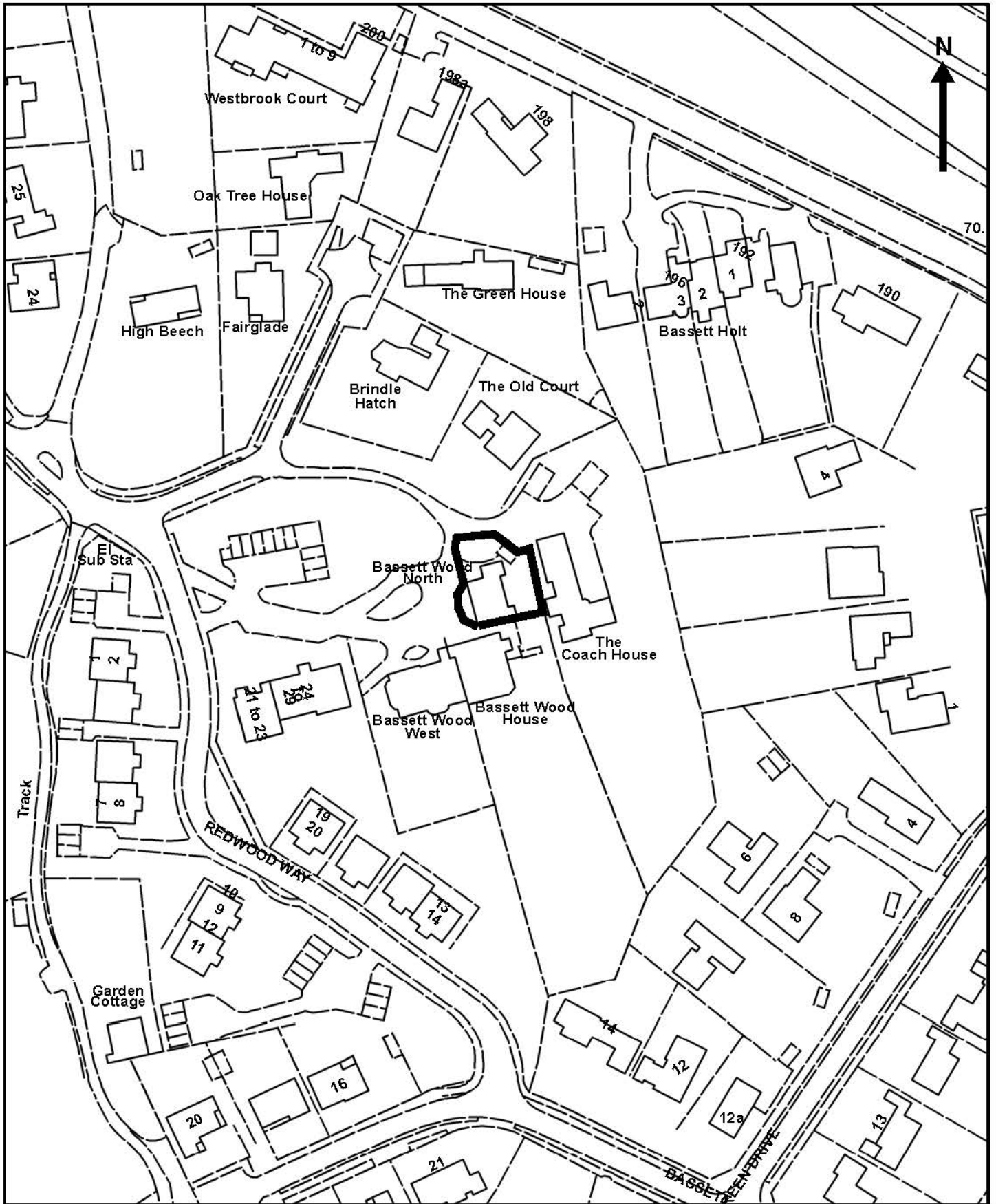
SDP1 Quality of Development
SDP7 Urban Design Context
SDP9 Scale, Massing & Appearance

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)



Scale: 1:1,250

©Crown copyright and database rights 2014 Ordnance Survey 100019679

