

Planning and Rights of Way Panel 19 June 2018
Planning Application Report of the Service Lead – Infrastructure, Planning and Development

Application address: 132 Percy Road, Southampton			
Proposed development: Erection of a 1 x 2 bed detached dwelling with associated bin/refuse and cycle storage.			
Application number	18/00129/FUL	Application type	FUL
Case officer	Matthew Griffiths	Public speaking time	5 minutes
Last date for determination:	28/03/2018	Ward	Millbrook
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr Furnell Cllr Taggart Cllr Galton
Referred to Panel by:	Cllr Furnell	Reason:	Out of character with the area and parking pressure.
Applicant: Mr Fawson		Agent: MDT Design	

Recommendation Summary	Delegate to Service Lead – Planning, Infrastructure & Development to grant planning permission subject to criteria listed in report
Community Infrastructure Levy Liable	Yes

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including impact on character, neighbouring amenity, quality of the residential environment and local on-street parking 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, SDP5, SDP7, SDP9, H1, H2 and H7 of the City of Southampton Local Plan Review (Amended 2015) and CS4, CS5, CS13, CS16, CS19, CS20 and CS22 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015).

Appendix attached	
1	Development Plan Policies

Recommendation in Full

Delegate to Service Lead – Planning, Infrastructure & Development to grant planning permission subject to receipt of a Solent Disturbance Mitigation Project payment/alternative provision. In the event that this issue is not resolved within 1 month from the date of the Planning Panel delegation also given to refuse the application for failure to accord with the Development Plan.

1 The site and its context

- 1.1 The site contains a semi-detached dwelling (132 Percy Road) and associated land to the side of the property, currently occupied in part by a small garage. In relation to the other properties in the street the plot is unusually wide, with the garage located between 132 and neighbouring 124 Percy Road. To the rear of the site is the garden of the property, beyond which runs Tanners Brook within a small wooded area. Percy Road itself is accessed by vehicles from Oakley Road to the south, and runs to the north towards the Tebourba Way/Romsey Road junction where there is pedestrian access to the street.
- 1.2 The surrounding area is residential in nature, with the majority of Percy Road having been constructed in the 1930's. The predominant character of the properties within the street is that of semi-detached housing, with bay windows and canopies across the full width of properties above ground floor windows and doors. That said, there are examples of detached properties within Percy Road, including the neighbour to the north (No. 124) and properties 109 and 111 which can also be seen from the site.
- 1.3 In terms of parking in the area, the majority of properties within Percy Road do not benefit from off-road parking. As a result on-street parking is common, with no restrictions in place on Percy Road beyond the few dropped kerbs that are in place, disabled parking spaces and waiting restrictions at the very end of the street.

2 Proposal

- 2.1 Full planning permission is sought for a detached two storey, two bedroom dwelling to be located in the gap between 132 and 124 Percy Road. The property would have a garden to the rear and small area to the front of the dwelling adjacent the pavement.
- 2.2 The proposed dwelling aligns itself with the front building line of 132 Percy Road within a 178 sqm plot, including 99 sqm of private amenity space within the rear garden. There would be no off street parking provided, with the proposal reliant on on-street parking within the local area. Amended plans have been received to ensure a design that fits the existing streetscene.

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.

4 Relevant Planning History

4.1 There is no previous planning history for the site.

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, and placing a site notice on 06/02/2018. At the time of writing the report 7 representations have been received from surrounding residents and a Ward Councillor. The following is a summary of the points raised:

5.2 The proposal would add to existing parking pressures within Percy Road.

RESPONSE: A parking survey has been submitted to support the application. It was carried out on Thursday 10th May and Monday 14th May between 4 and 5:30am. The Highways Officer has assessed this and concluded that there is sufficient capacity within the area to accommodate any increased demand as a result of the proposal. Although there is an existing garage on site, this is not currently in use and it appears it may not be suitable to house a modern car. As a result of the development a condition would be imposed to ensure the dropped kerb to the garage is removed, allowing for one additional on-road space

5.3 The proposal is out of character with the area, and is of poor design

RESPONSE: Although semi-detached housing is predominant within the street detached properties, such as No's 124, 109 and 111 close to the site, are also present. Following the initial consultation period revised plans have been submitted incorporating a porch canopy and raising the eaves height to match 132 Percy Road. The design is considered to be acceptable.

5.4 The new dwelling would result in a loss of light to properties located opposite the site.

RESPONSE: Whilst the erection of the new dwelling would increase the size and height of the building on site in comparison to the existing garage, the development would be largely consistent with the height and scale of development within the street. As such it is not considered there would be a harmful impact in this respect.

5.5 The development would impact on bats travelling between trees in the area.

RESPONSE: The Planning Ecologist has assessed the application and raised no objection, subject to condition. As a result there is no concern in this regard

Consultation Responses

5.6 SCC Highways - The parking survey demonstrates that although the surveyed area would be coming closer to full capacity the results suggest that there is sufficient capacity to accommodate the potential increase in vehicles. The loss of the current on-site parking could create an additional space on the street.

5.7 SCC Sustainability Team – No objection, conditions recommended.

5.8 SCC CIL Officer – The development is CIL liable.

5.9 SCC Environmental Health – no objection received, conditions to be included.

- 5.10 SCC Ecology – No objection to the proposed development with conditions recommended.
- 5.11 Southern Water – No objection, add informative.

6 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application are:
- Principle of Development;
 - Design and Impact on Character;
 - Residential Amenity
 - Quality of Residential Environment
 - Parking and Impact on Highway Safety
 - Habitat Regulations

Principle of Development

- 6.2 The scheme would make efficient use of previously developed land to provide a housing development, thereby assisting the Council in meeting its housing requirements of 16,300 homes to 2026. The proposal incorporates a two bedroom dwelling. Policy H2 of the Local Plan encourages the maximum use of derelict, vacant and underused land for residential development. Policy H8 of the Local Plan Review states that for medium accessibility areas net density levels should generally accord with the range for density of between 50 and 100 dwellings per hectare for new residential development. The area of the site proposed for development is 0.017 hectares. With one dwelling the density would be 58.8 units per hectare, and therefore within the council's density requirements.

Design and Impact on Character and Amenity

- 6.3 The character of the area is defined by tight-knit two-storey housing. The size of the plot, whilst fairly narrow, provides sufficient space to provide for all the necessary amenities to create suitable living conditions for the occupiers. Given the limited plot width the dwelling features a somewhat compromised design. There is a shared pedestrian access with 132 Percy Road to service the rear gardens of these dwellings and a very small gap is provided between the proposed building and 124 Percy Road. The dwelling, however, shares common characteristics with other nearby dwellings. The use of a porch canopy across the front elevation and matching eaves height with the neighbouring 132 in addition to matching materials with the surrounding properties in terms of red brick and tiled roof, integrates sufficiently within the street scene to ensure the character of the area is not compromised.

6.4 Quality of the Residential Environment

The residential environment of the occupiers of the property would be acceptable, with suitably sized habitable rooms all benefitting from acceptable outlook and daylight to either the front or rear elevations. Refuse and cycle storage for both the new dwelling and 132 Percy Road will be located within the rear gardens, and externally accessed via the shared side passage between the two properties. Further details will be secured via condition. The 99 sqm garden space being provided exceeds the 90 sqm standard size of garden space expected for a new detached dwelling as set out within the Residential Design Guide.

6.5 In terms of the impact on neighbouring properties, despite the location in a tight plot between two dwellings it is not considered there would be a significantly harmful impact. Whilst there are windows and a side door on the side elevation of 132 Percy Road, these do not serve habitable rooms and a separate private access into the rear garden is located to the rear of the property. Furthermore, although the proposed dwelling would extend beyond the rear of No. 132, 45 degree outlook from neighbouring habitable room windows as detailed within the Residential Design Guide would not be harmed. Similarly, whilst there is an unusual arrangement within 124 Percy Road resulting in two first floor windows facing directly towards the site, the windows are set 3.5m from the boundary and the proposed dwelling has a reduced ridge height in relation to the surrounding properties.

6.6 Parking and Impact on Highway Safety

The proposed scheme does not feature off-road parking, similar to much of the other dwellings on the street. There is a demand for the on-road parking available on the street, which is a concern that has been raised by local residents. A parking survey has been submitted to support the application, which follows the Lambeth Model established as good practice. This survey demonstrates that although the surrounding roads are busy in terms of parked cars there is sufficient available on-road parking to both account for the loss of the garage parking and for the new dwelling. The Council's Highways Officer has therefore raised no objection to the proposal with respect to parking or highway safety

6.7 Whilst a garage is currently located on the site, this is not currently in use, and given the limited width of the garage it is not clear whether it would be suitable to house a modern road car. As a result of the garage there is a dropped kerb located to the front. This kerb would be removed as part of the development, secured via condition, allowing for one further on-street parking space within Percy Road.

6.8 Habitat Regulations

The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. Once paid – see delegation above - this application will have complied with the requirements of the SDMP and meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

7.0 Summary

7.1 The proposed scheme provides an acceptable residential environment for future occupiers without significantly affecting neighbouring amenity or the character of the local area. The scheme represents efficient use of previously developed land to contribute to the family housing stock for the city, whilst having little impact on the amenities of neighbouring residents and providing a good quality environment and amenity space for future occupants of the property. Whilst the plot width is relatively narrow and further pressures on parking could be experienced, on balance this scheme is considered to be acceptable.

8.0 Conclusion

8.1 In conclusion, the proposal would have an acceptable impact in accordance with the Council's policies and guidance.

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), (g), (vv), 6(a), (b), 7(a)

MG for 19/06/18 PROW Panel

PLANNING CONDITIONS

01. 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).

02. Approved Plans (Performance)

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.

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

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, and the roof of the proposed buildings. 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.

04. Refuse & Recycling (Pre-Commencement Condition)

Prior to the commencement of development, details of storage for refuse and recycling, together with the access to it, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

Note to applicant: In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins, and should contact SCC refuse team at Waste.management@southampton.gov.uk at least 8 weeks prior to occupation of the development to discuss requirements.

05. Cycle storage facilities (Pre-Commencement Condition)

Before the development hereby approved first comes into occupation, secure and covered storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

06. Energy & Water (Pre-Commencement Condition)

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/ Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of a design stage SAP calculations and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason: To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

07. Energy & Water (Post-Occupation Condition)

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/ Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of final SAP calculations and water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval.

Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

12. Unsuspected Contamination (Performance)

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified, no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

13. Use of uncontaminated soils and fill (Performance)

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason: To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

14. Removal of Dropped Kerb (Performance Condition)

Before the development hereby approved is occupied, the dropped kerb serving the existing garage shall be reinstated to a full height kerb and the associated white line removed.

Reason: To remove the redundant dropped kerb and allow for on-street parking in this location.

15. Obscure Glazing (Performance Condition)

Notwithstanding the approved plans, the ground floor window in the front elevation serving the WC 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 occupiers of the dwelling.

16. Residential - Permitted Development Restriction (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 building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,

Class B (roof alteration),

Class C (other alteration to the roof),

Class D (porch),
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
Class F (hard surface area)
Class G (chimneys, flues etc)
or Class H (satellite antenna or dish)

Reason: In order that the Local Planning Authority may exercise further control in this locality given the specific circumstances of the application site and in the interests of the comprehensive development and visual amenities of the area.

17. Amenity Space Access (Pre-Occupation)

Before the development hereby approved first comes into occupation, the external amenity space and pedestrian access to it, shall be made available for use in accordance with the plans hereby approved. The amenity space and access to it shall be thereafter retained for the use of the dwellings.

Reason: To ensure the provision of adequate amenity space in association with the approved dwellings.

18. Front Boundary Treatment (Pre-Occupation)

Before occupation of the development hereby approved, details of the front boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently erected before the development is first occupied and shall thereafter be retained as approved.

Reason: In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property.

Notes to Applicant

Community Infrastructure Liability (Approval)

You are advised that the development appears liable to pay the Community Infrastructure Levy (CIL). Please ensure that you assume CIL liability prior to the commencement of the development (including any demolition works) otherwise a number of consequences could arise. For further information please refer to the CIL pages on the Council's website at: <http://www.southampton.gov.uk/planning/community-infrastructure-levy/default.aspx> or contact the Council's CIL Officer.

Southern Water - Public Sewerage

A formal application for connection to the public sewerage is required in order to service this development. Please contact Southern Water's Network Development Team (www.southernwater.co.uk)

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
CS25	The Delivery of Infrastructure and Developer Contributions

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

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

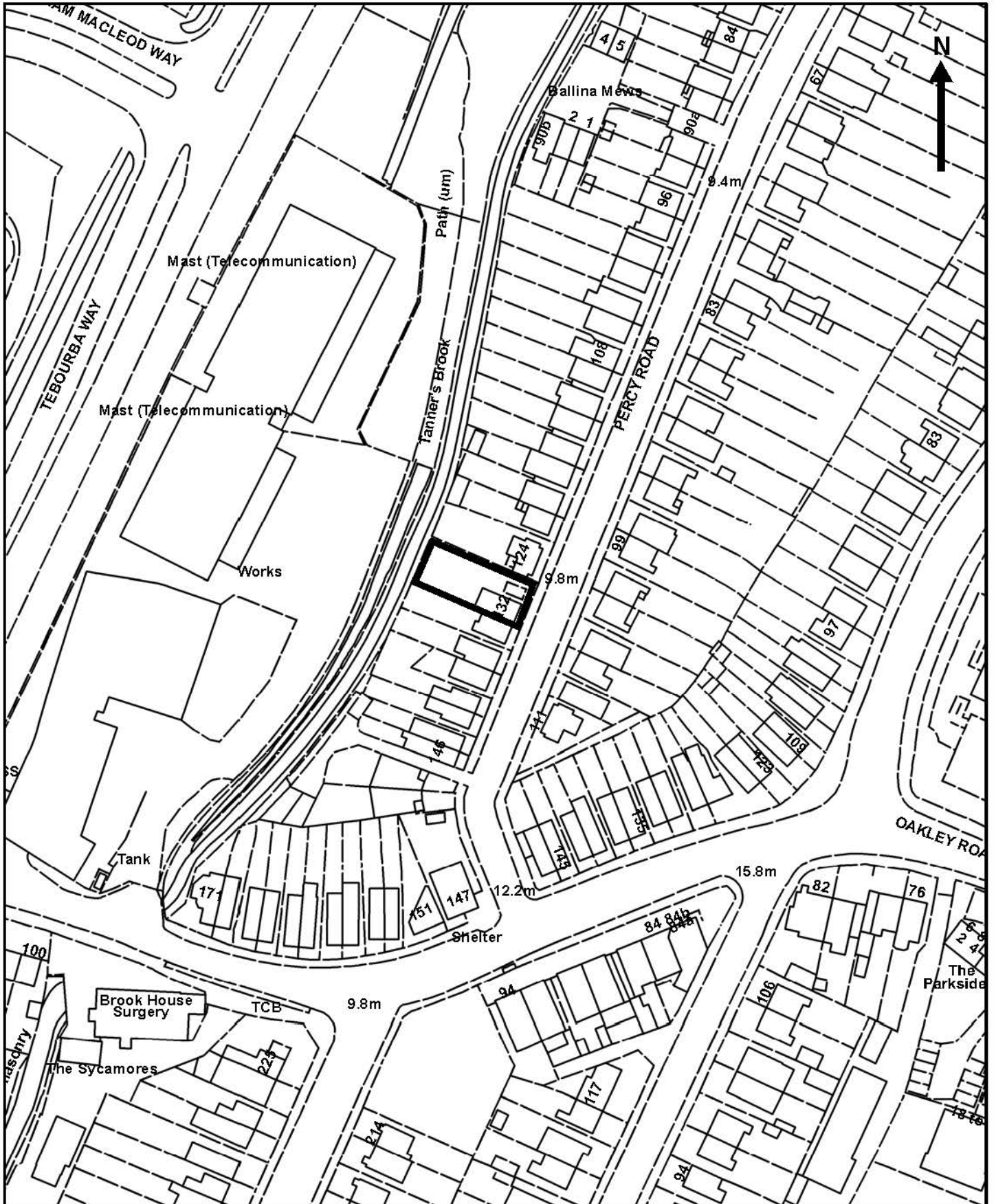
Supplementary Planning Guidance

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)

18/00129/FUL



Scale: 1:1,250

©Crown copyright and database rights 2014 Ordnance Survey 100019679

