

Planning and Rights of Way Panel (WEST)

Tuesday, 11th November,
2014

at 6.00 pm

PLEASE NOTE TIME OF MEETING

Conference Room 3 and 4 - Civic
Centre

This meeting is open to the public

Members

Councillor Lewzey (Chair)
Councillor Lloyd (Vice-Chair)
Councillor Claisse
Councillor L Harris
Councillor Mintoff

Contacts

Democratic Support Officer
Pat Wood
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Planning and Development Manager
Simon Rowberry
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PUBLIC INFORMATION

Role of the Planning and Rights of Way Panel

The Panel deals with various planning and rights of way functions. It determines planning applications and is consulted on proposals for the draft development plan.

Public Representations:- At the discretion of the Chair, members of the public may address the meeting about any report on the agenda for the meeting in which they have a relevant interest. Members of the public in attendance at the meeting are advised of the process to be followed.

Southampton City Council's Priorities

- Jobs for local people
- Prevention and early intervention
- Protecting vulnerable people
- Affordable housing
- Services for all
- City pride
- A sustainable Council

Smoking policy – The Council operates a no-smoking policy in all civic buildings

Mobile Telephones:- Please switch your mobile telephones to silent whilst in the meeting

Use of Social Media:- If, in the Chair's opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council's Standing Orders the person can be ordered to stop their activity, or to leave the meeting.

Fire Procedure – In the event of a fire or other emergency a continuous alarm will sound and you will be advised by Council officers what action to take.

Access – Access is available for disabled people. Please contact the Democratic Support Officer who will help to make any necessary arrangements.

Dates of Meetings: Municipal Year 2014/15

Planning and Rights of Way - EAST	
2014	2015
8 July 2014	13 January 2015
5 August	10 February
2 September	10 March
30 September	7 April
28 October	5 May
25 November	

Planning and Rights of Way - WEST	
2014	2015
24 June 2014	27 January 2015
22 July	24 February
19 August	24 March
16 September	21 April
Wednesday 15 October	
11 November	
9 December	

CONDUCT OF MEETING

Terms of Reference

The terms of reference of the Planning and Rights of Way Panel are contained in Part 3 (Schedule 2) of the Council's Constitution

Business to be discussed

Only those items listed on the attached agenda may be considered at this meeting.

Rules of Procedure

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

Quorum

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

a) the total nominal value for the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or

b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

Other Interests

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

Agendas and papers are available via the Council's Website

1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

NOTE: Members are reminded that, where applicable, they must complete the appropriate form recording details of any such interests and hand it to the Democratic Support Officer.

3 STATEMENT FROM THE CHAIR

4 MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING) (Pages 1 - 2)

To approve and sign as a correct record the Minutes of the meeting held on 15 October 2014 and to deal with any matters arising, attached.

5 REMOVAL OF 3 TREES AT SKI SLOPE, SOUTHAMPTON SPORTS CENTRE (Pages 3 - 8)

Report of Head of Regulatory and City Services seeking permission to fell 3 trees at the Ski Slope at Southampton Sports Centre, attached.

CONSIDERATION OF PLANNING APPLICATIONS

6 27 KING EDWARD AVENUE, SO16 4DN 14/01531/FUL (Pages 13 - 26)

Report of the Planning and Development Manager recommending **conditional approval** be granted in respect of an application for a proposed development at the above address, attached.

7 8 NORFOLK ROAD, SO15 5AS 14/01618/FUL (Pages 27 - 40)

Report of the Planning and Development Manager recommending **delegated authority** be granted in respect of an application for a proposed development at the above address, attached.

8 46 CAMBRIDGE ROAD 14/01419/FUL (Pages 41 - 48)

Report of the Planning and Development Manager recommending **conditional approval** be granted in respect of an application for a proposed development at the above address, attached.

9 **20 LORDSWOOD GARDENS, SO16 6RY 14/01650/FUL** (Pages 49 - 54)

Report of the Planning and Development Manager recommending **refusal** in respect of an application for a proposed development at the above address, attached.

Monday, 3 November 2014

HEAD OF LEGAL AND DEMOCRATIC SERVICES

PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 15 OCTOBER 2014

Present: Councillors Lewzey (Chair), Lloyd (Vice-Chair), Claisse, L Harris and Mintoff

21. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED that the Minutes of the Meeting held on 16 September 2014 be approved and signed as a correct record.

22. **44 SIR GEORGES ROAD SO15 3AT 14/01282/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Change of use from dwelling house (C3) and extension approved under application 14/00933/FUL, to House of Multiple Occupation (C4).

Mr MacQueen (Freemantle Triangle Residents Association/objecting), Councillors Shields, Moulton and Parnell (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

Additional Conditions

06 APPROVAL CONDITION - Number of occupiers

The number of occupiers at the property in connection with the change of use hereby permitted shall not exceed 5 persons.

REASON

In the interests of protecting the residential amenity of local residents from intensification of use and define the consent for avoidance of doubt.

07 APPROVAL CONDITION – Refuse Management Plan

Prior to first occupation of the dwelling as a C4 HMO a refuse management plan shall be submitted to and agreed in writing with the Local Planning Authority to ensure that all bins are stored at all times within the refuse store shown on the approved plans with the exception of purposes of collection on collection day.

REASON

In the interests of the visual amenities and character of the area.

RESOLVED to refuse planning permission for the reasons set out below.

1 Poor Living Environment

The proposed layout of the HMO and in particular the restricted outlook from side facing habitable room windows is not considered to provide a living environment suitable for

occupation as a HMO contrary to Policy SDP1 (i) of the City of Southampton Local Plan Review 2006 and Paragraph 2.2.1 of the Councils adopted Residential Design Guide SPD 2006.

2 Insufficient parking and increased highway congestion

The proposed development is considered to provide an inadequate amount of on-site parking to accommodate an HMO within an area of low accessibility, having regard to the existing take up of on-street parking within the narrow street. Taken with the likely amount of car ownership and traffic generated by the development, it is considered that any car parking overspill from the development would impact negatively on the amenities of those living within Sir Georges Road and surroundings and would lead to increased obstruction of the carriageway, footway and off road parking spaces. The development is thereby contrary to 'saved' policies SDP1 and SDP7 of the adopted City of Southampton Local Plan Review (March 2006) and Policies CS13 and CS19 of the adopted Local Development Framework Core Strategy (January 2010) as supported by the adopted Parking Standards SPD in that it would be harmful to the amenity of residents.

DECISION-MAKER:	PLANNING AND RIGHTS OF WAY PANEL		
SUBJECT:	REMOVAL OF 3 TREES AT SKI SLOPE SOUTHAMPTON SPORTS CENTRE		
DATE OF DECISION:	11 NOVEMBER 2014		
REPORT OF:	HEAD OF REGULATORY AND CITY SERVICES		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Nick Yeats	Tel: 023 8083 2857
	E-mail:	nick.yeats@southampton.gov.uk	
Director	Name:	Stuart Love	Tel: 023 8091 7713
	E-mail:	Stuart.Love@southampton.gov.uk	

STATEMENT OF CONFIDENTIALITY
N/A

BRIEF SUMMARY

The removal of two oak and one silver birch trees which encroach on the peripheral edges of the middle slope at the Alpine Snowsports Centre would improve overall skier safety and allow the centre to improve customer satisfaction on donut sessions.

RECOMMENDATIONS:

- (i) Removal of the 2 x Oak and 1 x Birch from the sides of the Alpine Snowsports Centre middle slope (as shown on attached plan).
- (ii) A condition is given that there are two for one replacement trees of a size no smaller than 20cm-25cm girth at 1m above ground level and of species and location to be agreed with the Council Tree Officer in consultation with the Friends of Southampton Sports Centre.

REASONS FOR REPORT RECOMMENDATIONS

- 1 The loss of amenity is not considered to outweigh the benefits to both Health and Safety and the recreational resource that the Ski Slope can afford to users of the Sports Centre.
- 2 Replacement planting will ensure that there are trees for future generations providing amenity to the Sports Centre as a whole.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3 Refuse permission to fell any of the trees. Rejected as there would be limited loss of amenity due to the location of the trees and this could be mitigated through the replacement of six semi-mature trees. The removal of the trees would have benefits for both Health and Safety and the recreational resource that the Alpine Snowsports centre can offer.

DETAIL (Including consultation carried out)

- 4 The Alpine Snowsports Centre has requested the removal of three Council owned trees to enable them to make the sky slope safer and to develop further uses for their customers.
- 5 The trees in question are mature and of fair shape and form, and all appear in fair health. They make up part of the shelter belt running along the east boundary of the sports centre. Although there will be some impact on loss of amenity this will be limited to only certain views across the Sports Centre.
- 6 Because of their immediate proximity and encroachment on the slope the identified trees are fitted with impact padding to reduce injury if users impact the trees. Removing these trees will eliminate the impact collision risk from this slope. The issue of the trees has also been highlighted as a Health and Safety concern by both Active Nations insurers and Places for People (formerly DC Leisure).
- 7 Removing trees which directly overhang the slope may reduce the number of leaves/debris which fall onto the slope matting. Although as already mentioned the trees do make up part of a shelterbelt and there will still be a larger number of fallen leaves and debris of adjacent trees. Fallen leave/debris, particularly when wet, can interfere with the grip between a skier and matting which can cause unpredictable results which could result in skier injury.
- 8 The location of the three trees mid slope narrows the width in the middle of the slope by around 10m creating a pinch point. Removal will increase the consistent width of the slope providing more room for slopes users and less features to avoid. Creating a consistent width on the middle slope will allow the centre to install an additional donut launch point which will improve customer satisfaction by allowing children to get through more donut runs within their bookable time slot.
- 9 In addition Alpine Snowsports has several disabled groups as well as it's own weekly disabled session for children, the removal of the trees will enable a safer and more user friendly environment for wheel chair users that require use of specialist equipment such as sit skis.
- 10 The Friends of Southampton Sports Centre have been consulted about the proposal and have discussed the request at their committee meeting. They commented as follows "FoSSC has discussed the proposal and has no objection to it - it seems an eminently sensible idea to facilitate additional, more flexible and safer use of the facility. The 3 trees are not especially large / old and silver birches do have a limited life span. We welcome the proposal to plant 6, good size replacement trees elsewhere on the Sports Centre to compensate for loss of these 3 trees and will liaise with you, Martin Beer and the tree officer about ideas for appropriate species and where they might best be sited."

RESOURCE IMPLICATIONS

Capital/Revenue

- 11 No Implications

Property/Other

12 No Implications

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

13 Under Council policy (Policy relating to trees on Council-owned Land Ref 273 1982) where a request to fell healthy trees is made the decision is determined by the Planning and Rights of Way Panel.

Other Legal Implications:

14 No Implications

POLICY FRAMEWORK IMPLICATIONS

15 No Implications

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	Bassett
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SUPPORTING DOCUMENTATION

Appendices

1.	Enc1 – Plan for Removal of 3 Tree at Ski Slope
2.	

Documents In Members’ Rooms

1.	
2.	

Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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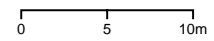
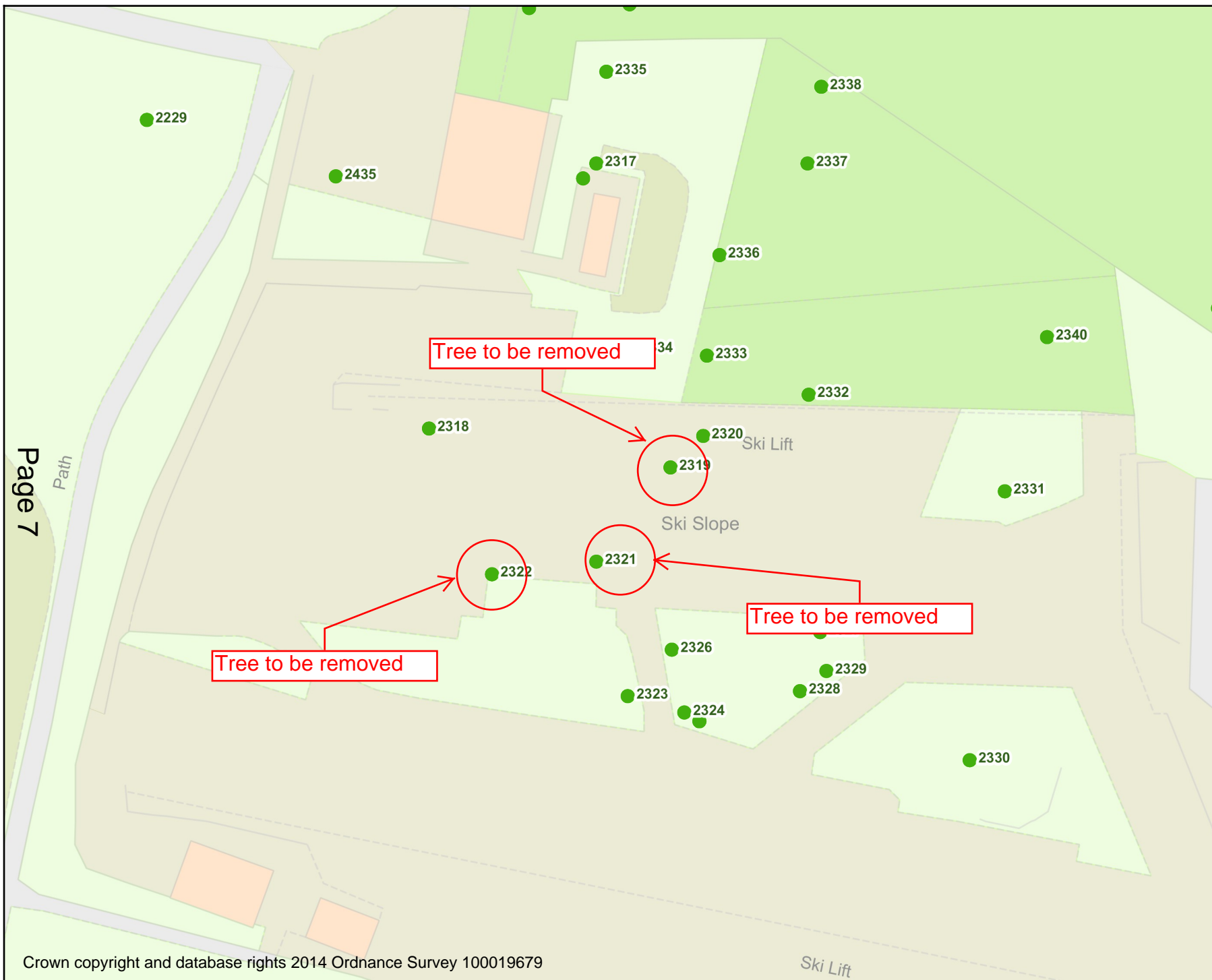
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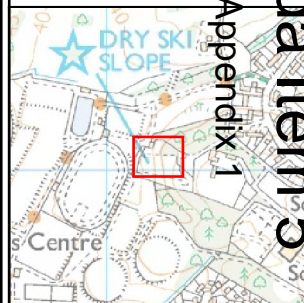
Tree Removal at Ski Slope

Removal of T2318, T2319 and T2321.

Trees



Printed 23-10-2014



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**INDEX OF PLANNING APPLICATIONS FOR DECISION
Planning and Rights of Way Panel (West)**

DATE: 11 November 2014 - 6pm

Conference Rooms 3 and 4, 1st Floor, Civic Centre

Main Agenda Item Number	Officer	Recommendation	PSA	Application Number / Site Address
6	JH	CAP	5	14/01531/FUL- 27 King Edward Avenue SO16 4DN
7	LG	DEL	5	14/01618/FUL – 8 Norfolk Road, SO15 5AS
8	JH	CAP	5	14/01419/FUL – 46 Cambridge Road
9	NP	REF	5	14/01650/FUL – 20 Lordswood Gardens SO16 6RY

PSA – Public Speaking Allowance (mins); CAP - Approve with Conditions: DEL - Delegate to Officers:
PER - Approve without Conditions: REF – Refusal: TCON – Temporary Consent

JH – Jo Hall

LG – Laura Grimason

NP – Nathan Pearce

Southampton City Council - Planning and Rights of Way Panel

Report of Executive Director of Environment

Local Government (Access to Information) Act 1985

Index of Documents referred to in the preparation of reports on Planning

Applications:

Background Papers

1. Documents specifically related to the application
 - (a) Application forms, plans, supporting documents, reports and covering letters
 - (b) Relevant planning history
 - (c) Response to consultation requests
 - (d) Representations made by interested parties

2. Statutory Plans
 - (a) Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy (Adopted 2007)
 - (b) City of Southampton Local Plan Review (Adopted March 2006) saved policies
 - (c) Local Transport Plan 2006 – 2011 (June 2006)
 - (d) City of Southampton Local Development Framework – Core Strategy (adopted January 2010)

3. Statutory Plans in Preparation
 - (a) City of Southampton Local Development Framework – City Centre Action Plan City Centre Action Plan Issues & Options Paper (2007)

4. Policies and Briefs published and adopted by Southampton City Council
 - (a) Old Town Development Strategy (2004)
 - (b) Public Art Strategy
 - (c) North South Spine Strategy (2004)
 - (d) Southampton City Centre Development Design Guide (2004)
 - (e) Streetscape Manual (2005)
 - (f) Residential Design Guide (2006)
 - (g) Developer Contributions SPD (September 2013)
 - (h) Greening the City - (Shoreburs; Lordsdale; Weston; Rollesbrook Valley; Bassett Wood and Lordswood Greenways) - 1985-1995.
 - (i) Women in the Planned Environment (1994)
 - (j) Advertisement Control Brief and Strategy (1991)
 - (k) Biodiversity Action Plan (2009)
 - (l) Economic Development Strategy (1996)
 - (m) Test Lane (1984)
 - (n) Itchen Valley Strategy (1993)

- (o) Portswood Residents' Gardens Conservation Area Character Appraisal (1999)
- (p) Land between Aldermoor Road and Worston Road Development Brief Character Appraisal(1997)
- (q) The Bevois Corridor Urban Design Framework (1998)
- (r) Southampton City Centre Urban Design Strategy (2000)
- (s) St Mary's Place Development Brief (2001)
- (t) Ascupart Street Development Brief (2001)
- (u) Woolston Riverside Development Brief (2004)
- (v) West Quay Phase 3 Development Brief (2001)
- (w) Northern Above Bar Development Brief (2002)
- (x) Design Guidance for the Uplands Estate (Highfield) Conservation Area (1993)
- (y) Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area (1993)
- (z) Canute Road Conservation Area Character Appraisal (1996)
- (aa) The Avenue Conservation Area Character Appraisal (1997)
- (bb) St James Road Conservation Area Character Appraisal (1996)
- (cc) Banister Park Character Appraisal (1991)*
- (dd) Bassett Avenue Character Appraisal (1982)*
- (ee) Howard Road Character Appraisal (1991) *
- (ff) Lower Freemantle Character Appraisal (1981) *
- (gg) Mid Freemantle Character Appraisal (1982)*
- (hh) Westridge Road Character Appraisal (1989) *
- (ii) Westwood Park Character Appraisal (1981) *
- (jj) Cranbury Place Character Appraisal (1988) *
- (kk) Carlton Crescent Character Appraisal (1988) *
- (ll) Old Town Conservation Area Character Appraisal (1974) *
- (mm) Oxford Street Conservation Area Character Appraisal (1982) *
- (nn) Bassett Green Village Character Appraisal (1987)
- (oo) Old Woolston and St Annes Road Character Appraisal (1988)
- (pp) Northam Road Area Improvement Strategy (1987)*
- (qq) Houses in Multiple Occupation (2012)
- (rr) Vyse Lane/ 58 French Street (1990)*
- (ss) Tauntons College Highfield Road Development Guidelines (1993)*
- (tt) Old Woolston Development Control Brief (1974)*
- (uu) City Centre Characterisation Appraisal (2009)
- (vv) Parking standards (2011)

* NB – Policies in these documents superseded by the Residential Design Guide (September 2006, page 10), albeit character appraisal sections still to be had regard to.

5. Documents relating to Highways and Traffic

- (a) Hampshire C.C. - Movement and Access in Residential Areas
- (b) Hampshire C.C. - Safety Audit Handbook
- (c) Southampton C.C. - Cycling Plan (June 2000)
- (d) Southampton C.C. - Access for All (March 1995)

- (e) Institute of Highways and Transportation - Transport in the Urban Environment
 - (f) I.H.T. - Traffic Impact Assessment Guidelines
 - (g) Freight Transport Association - Design for deliveries
 - (h) DETR Traffic Advisory Leaflets (various)
6. Planning related Government Circulars in most common use
- (a) Planning Obligations 05/05 (As adjusted by Community Infrastructure Levy Regulations 2010)
 - (b) Environmental Impact Assessment 2/99
 - (c) Planning Controls over Demolition 10/95
 - (d) Planning and Affordable Housing 6/98
 - (e) Prevention of Dereliction through the Planning System 2/98
 - (f) Air Quality and Land Use Planning 10/97
 - (g) Town and Country Planning General Regulations 19/92
7. Government Policy Planning Advice
- (a) National Planning Policy Framework (27.3.2012)
 - (b) National Planning Policy Guidance Suite
8. Other Published Documents
- (a) Planning for Daylight and Sunlight - DOE
 - (b) Coast and Countryside Conservation Policy - HCC
 - (c) The influence of trees on house foundations in clay soils - BREDK
 - (d) Survey and Analysis - Landscape and Development HCC
 - (e) Root Damage to Trees - siting of dwellings and special precautions – Practice Note 3 NHDC
 - (f) Shopping Policies in South Hampshire - HCC
 - (g) Buildings at Risk Register SCC (1998)
 - (h) Southampton City Safety Audit (1998)
 - (i) Urban Capacity Study 2005 – 2011 (March 2006)
 - (j) Strategic Housing Land Availability Assessment (March 2013)
9. Other Statutes
- a) Crime and Disorder Act 1998
 - b) Human Rights Act 1998

Agenda Item 6

**Planning, Transport & Sustainability Division
Planning and Rights of Way Panel (WEST) - 11 November 2014
Planning Application Report of the Planning and Development Manager**

Application address: 27 King Edward Avenue SO16 4DN			
Proposed development: Change of use from a dwelling house (Class C3) to a 5-bed House In Multiple Occupation (HMO - Class C4)			
Application number	14/01531/FUL	Application type	FUL
Case officer	Joanne Hall	Public speaking time	5 minutes
Last date for determination:	04/11/2014	Ward	Millbrook
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr Denness Cllr Galton Cllr Thorpe

Applicant: Mr Adam White	Agent: N/A
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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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 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, SDP9 and H4 of the City of Southampton Local Plan Review (March 2006) and CS13, CS16 and CS19 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	HMO 40m Radius Survey Area

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site consists of a semi-detached dwellinghouse over 3 storeys (including loft conversion) situated on the western side of King Edward Avenue.
- 1.2 The site is located close to the Shirley Town Centre, shops on Oakley Road, Regents Park Community School (Secondary School) and a variety of bus routes. The area is characterised by family houses with some flat conversions.

2. Proposal

- 2.1 The application seeks to change the use from a C3 family house to a C4 house in multiple occupation (HMO). In practice, this means applying for a flexible use between C3 and C4 in order to allow for the property to be let to both sharers and single households for a period of 10 years. On the 10 year date from determination, the permanent use would become that which it is used as on that date.
- 2.2 It is proposed that the site will accommodate up to 5 residents. The site is currently owner occupied by two brothers. It is proposed that they will continue to occupy the property and the other rooms will be rented out to tenants. This is in order to remain living within the area where they have been long standing residents close to their family home (Beulah Road).

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 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 planning history for this property.

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 erecting a site notice (19/09/2014). At the time of writing the report **5 representations** have been received from surrounding residents. This includes a petition by residents containing **30 signatures**. The following is a summary of the points raised:

5.2 Negative impact on quality of life/effect on disabled person living next door.

Response: An objection was received accompanied by a doctor's note. Whilst it is understandable that such an issue is raised within an objection, personal circumstances cannot be the overriding consideration in determining a planning application against the other material planning considerations and interest of the wider public, in this case the need for this type of housing. It is recognised that objectors fear that their lives could be affected but this is not inevitable and similar issues could occur from other owner occupiers, families or other tenants outside of planning controls.

5.3 There has been no consultation from applicants

Response: Lack of contact with neighbours prior to submission is not a consideration in planning terms.

5.4 Parking issues

Response: The highways team have indicated that there would not be a safety issue. Some off-street parking has been provided and a parking survey requested to assess the impact on any potential overspill.

5.5 Refuse issues

Response: Details have not been provided within the application. However, this can be secured by condition so that, prior to use as an HMO, sufficient information is provided. It is therefore not considered reasonable to refuse the application on this basis.

5.6 Impact on the character of the area

Response: It is judged that the character of the area would not be significantly altered in this case due to the low level of HMOs within the area, maintaining a balance of households.

5.7 Overcrowding

Response: The private sector housing team have indicated that the space standards are adequate for 5 people. The Local Planning authority do not have minimum room size standards.

5.8 Noise and disturbance

Response: It is recognised that noise and disturbance may be a factor in HMO properties, it is not inevitable that this will occur. Such incidents can occur with other types of residents which the planning system cannot control. Any issues that do arise should be dealt with through the appropriate channels.

5.9 Loss of privacy

Response: As no physical works are proposed and the change in occupants is the only alteration, it is not judged that the overlooking situation would be any different from at present.

Consultation Responses

5.10 SCC Highways - The site is located within an area where there are no parking restrictions (apart from vehicular accesses). There does not appear to be any increase in floor space or bedrooms but should there be any potential parking

overspill, it will be more of an amenity issue rather than highway safety. This is due to the straight geometry of this section of King Edward Avenue and it is an existing situation and therefore I do not consider the possibility of one or two extra cars on the road will introduce any new safety concerns. It would be helpful to have a parking survey. I recommend approval subject to the following condition - Details of an enclosed, secure and lockable cycle store for 5 cycles (one for each bedroom/bedsit) to be submitted and agreed upon in writing by the local planning authority. Details must comply with SCC standards.

5.11 **SCC Housing** – Based on the plans provided and the proposed use as a 5 bedroom HMO we would have no objection. Should the number of occupants exceed 5, we would wish to ensure there are appropriate levels of amenities provided in the kitchen. The applicant should ensure that the SCC amenity standards are complied with and appropriate fire precautions are in place.

5.12 **Cllr Denness** – Requested the application to be decided by Panel.

6. Planning Consideration Key Issues

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

- the principle of the development;
- the impact on the character of the area;
- the residential amenity of nearby residents and;
- parking and highway safety.

6.2 Principle of Development

6.2.1 The application seeks to obtain C4 use of the property in order to allow the owner occupiers to rent out additional rooms within their property. The reason for this is to maintain living within the area of which they are long standing residents. The principle of an HMO use on this site needs to be assessed against the HMO SPD to determine whether there is already a concentration of such properties within the area. In combination with this, the impact of an HMO on the character and amenity of the area and its residents needs to be assessed. These issues are discussed below.

6.3 Character of the area

6.3.1 The area is characterised by mostly single family houses and is within a short distance to local amenities and public transport. The aim of the HMO SPD is to achieve a mix of households within the city in order to meet different housing needs. The demand for HMO housing is high within the city, mostly by young single people both students and professionals, those on low incomes and other groups. Whilst there is also a demand for family housing, there would be no net loss of a family house in this case as the property would still be capable of being used as such by means of a flexible C4/C3 permission. Policy CS16 defines a family unit as having at least 3 bedrooms with direct access to private useable amenity space for the sole use of the unit.

6.3.2 In order to avoid a high level of concentration within a particular area of the city,

the HMO SPD applies a threshold within a certain area (40m radius from front door of the property) to limit the amount of HMOs and to encourage an even distribution across the city. The threshold within the Millbrook ward is 20% in order to limit the negative impacts of HMO concentration on the character of the area and the local community.

- 6.3.3 An assessment has been made through visiting the street, reviewing the planning history of the area and the electoral role and investigating council tax and environmental health records. Based on this information, it appears that there is one other possible HMO (8 Beulah Road) within the 40m radius survey area (6%). With the introduction of a second HMO, the percentage would increase to 13%, below the maximum threshold of the HMO SPD of 20%.
- 6.3.4 Previous appeal decisions have addressed concerns relating to the impact of HMO's on the character of an area. However, these have related to quieter suburban areas. This area, close to a busy Town Centre, public transport routes and other public amenities is materially different from these areas previously protected by inspectors.
- 6.3.5 Overall, the tipping point of the amount of HMOs in an area which would lead to a harmful impact on the character of the area has not been exceeded. It is therefore judged that this area is capable of accommodating an additional HMO, providing much needed housing to the city, helping to spread the concentration more evenly whilst limiting the impact on the character of the area.

6.4 Residential amenity

- 6.4.1 There are no external works proposed which would have an impact on neighbouring residential amenities such as light, outlook and privacy. It is not judged that the occupation by individuals rather than a family will decrease privacy. However, there is the potential for increased comings and goings associated with multiple people living as separate households. Given that the area has a low number of HMO properties, this would have limited impact on the current arrangement for residents in the area.
- 6.4.2 Issues raised in relation to noise are recognised. Whilst concern and fear of the unknown behaviour of future residents is understandable, disturbance is not inevitable. The HMO SPD outlines the fact that at the time of writing of the SPD, only 0.5% of the HMO housing stock in the city had been subject to noise notices. Again, due to the limited amount of HMO's within the area, it is judged that this is not significant enough to warrant refusal of the application. The personal circumstances of the neighbouring occupier is recognised and supported by a doctor's note. However, as stated in section 5.1 personal circumstances cannot be the overriding consideration in determining a planning application against the other material planning considerations and interest of the wider public, in this case the need for this type of housing. It is recognised that objectors fear that their lives could be affected but this is not inevitable and similar issues could occur from other owner occupiers, families or tenants. Nonetheless, the occupancy of the property should be limited to 5 people in order to reduce the possible impact.
- 6.4.3 Whilst it is recognised that some HMO properties have issues with refuse bins being left out of the front of the property, it appears that within the area this is a common arrangement amongst residents. However, as an HMO property could

create more waste or have management issues, a condition can be added to ensure that refuse bins are not stored at the front with the exception of collection day.

6.4.4 No physical additions to the building are proposed which would limit the amenity space provision. The internal layout is conventional so would not impact light, outlook or privacy. The Private Sector Housing team are satisfied with the room sizes for 5 residents. The communal rooms should remain as such and not turned into bedrooms for the residential amenity for occupiers to be maintained. Cycle storage is required for the residents in order to meet policies SDP5 and CS19. The can be secured by condition so each resident has a storage space.

6.5 Parking and highway safety

6.5.1 The Highways team have indicated that there would be no safety issue as a result of the application. Parking would therefore be an amenity consideration rather than one of safety. Parking for 3 cars is provided on site. A parking survey has been requested in order to assess the availability of off-street parking within the area. The occupancy of the site can be restricted to 5 people to limit the amount of cars using the site.

6.5.2 The area is close to public transport links and local amenities in Oakley Road, Romsey Road and Shirley High Street and is close to Shirley Town Centre therefore reducing the need for a car. The site is within a high accessibility area for public transport as set out in the Parking Standards SPD with 20+ buses per hour.

7. Summary

7.1 Overall, it is judged that, based on the information available to the council at the time of writing, there is a limited number of HMO's within the area and therefore the creation of an additional HMO would not exceed the threshold of 20% in the area. On this basis, the application complies with the HMO SPD helping to provide a site for an important housing need whilst limiting the impact on the area due to the low level of HMOs in the area thereby creating a balance between households. The living environment would be satisfactory in planning terms for both neighbours and future occupiers of the property and therefore in accordance with local plan policies SDP1 and H4.

8. Conclusion

8.1 The application is recommended for approval subject to conditions.

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

1. (a) (b) (c) (d), 2. (b) (d), 4. (f) (vv) (ww), 6. (c), 7. (a)

JOAHAL for 11/11/14 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Change of use

The use 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 - 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.

03. APPROVAL CONDITION - C3/C4 dual use [Performance Condition]

The "dual C3 (dwellinghouse) and/or C4 (House in multiple occupation) use" hereby permitted shall, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, be for a limited period of 10 years only from the date of this Decision Notice. That dwelling shall remain as the prevailing use at that time as hereby agreed in writing by the Local Planning Authority. For the avoidance of doubt, if a C4 use is instituted and subsequently reverts to C3 use and is in that use on 22 July 2024, planning permission will be required to convert to Class C4 use thereafter.

Reason:

In order to provide greater flexibility to the development and to clarify the lawful use hereby permitted and the specific criteria relating to this use.

04. APPROVAL CONDITION - Occupancy Restriction [Performance condition]

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 (SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than 5 individual residents shall at any time occupy the property whilst it is in use as a C4 dwelling house (house in multiple occupancy whereby the property is occupied by unrelated individuals who share basic amenities).

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the surrounding context and character and to reduce the potential impact of the development.

05. APPROVAL CONDITION - Room restrictions [Performance Condition]

The ground floor rooms annotated on floor plans as the lounge, kitchen/diner and sitting room shall remain as communal space for the occupiers of the property throughout the occupation of the building and shall at no time be used as bedrooms unless otherwise agreed upon in writing by the Local Planning Authority.

Reason:

To maintain sufficient residential environment for occupiers and to ensure that there is not intensification of use.

06. APPROVAL CONDITION - Cycle storage facilities [Pre-Occupation Condition]

Prior to the first occupation of the site as an C4 dwelling, details of an enclosed, secure and lockable cycle store to conform to the Local Planning Authorities standards of one space per resident shall be provided and agreed upon in writing by the Local Planning Authority . Such parking and storage shall thereafter be permanently maintained for that purpose.

Reason:

To prevent obstruction to traffic in neighbouring roads and to encourage cycling as an alternative form of transport.

07. APPROVAL CONDITION - Refuse storage and collection [Performance Condition]

Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the buildings hereby approved.

Reason:

In the interest of visual amenity and for the safety and convenience of the users of the adjacent footway.

08. APPROVAL CONDITION - Refuse & Recycling [Pre-Commencement Condition]

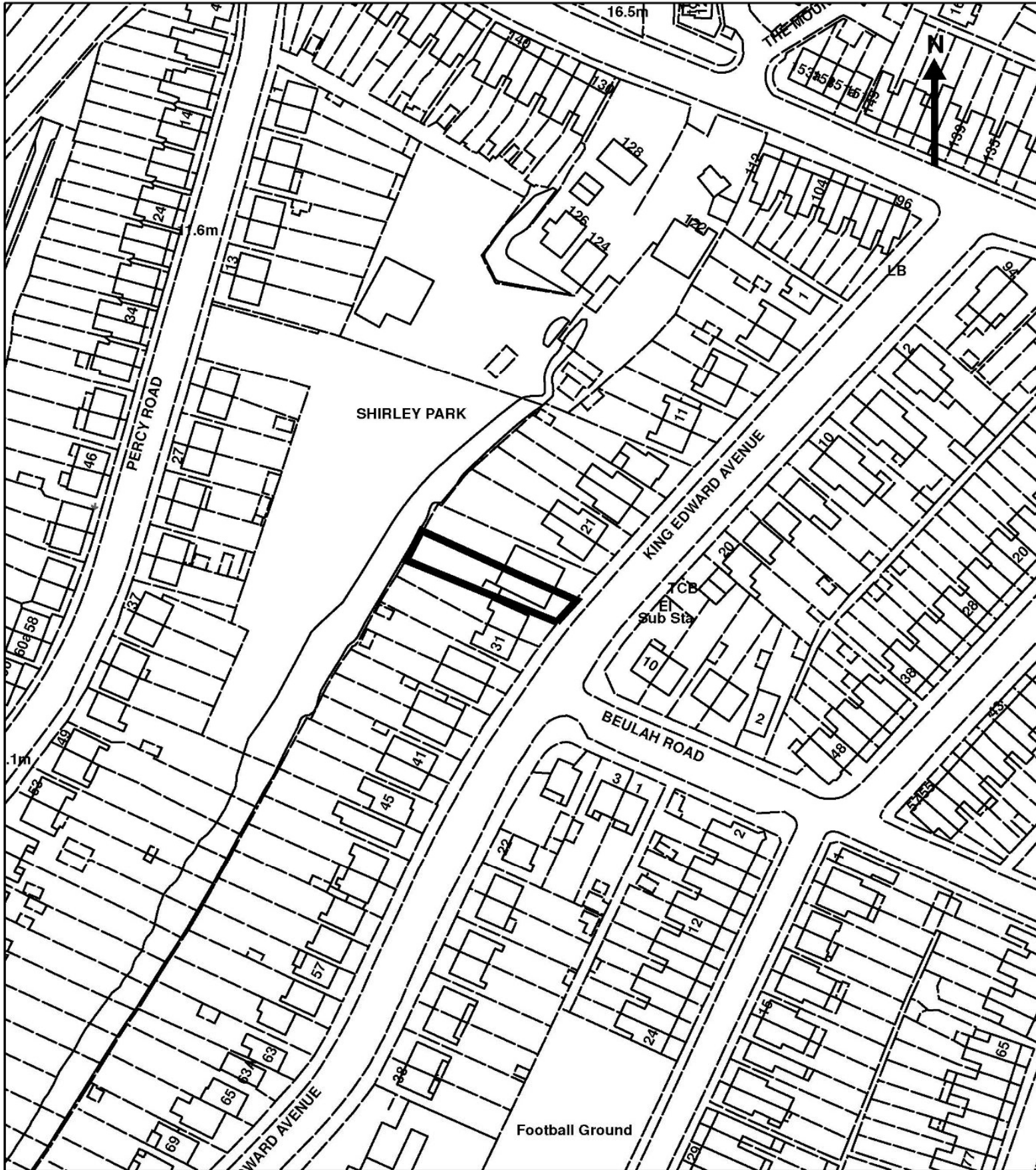
Before the works commence details of facilities to be provided for the storage, removal and recycling of refuse from the premises shall be submitted to the Local Planning Authority and approved in writing. Such facilities as approved shall provide for a level approach and be permanently maintained and retained for that purpose.

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 - Pre-Commencement and/or Pre-Occupation Conditions

Your attention is drawn to the pre-commencement and or pre-occupation conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.



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Application 14/01531/FUL

POLICY CONTEXT

Core Strategy - (January 2010)

CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS19	Car & Cycle Parking

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
H4	Houses in Multiple Occupation

Supplementary Planning Guidance

Houses in Multiple Occupation SPD (Adopted - March 2012)
Residential Design Guide (Approved - September 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

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Agenda Item 7

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel (WEST) - 11 November 2014
Planning Application Report of the Planning and Development Manager

Application address: 8 Norfolk Road, SO15 5AS			
Proposed development: Conversion of dwelling to 2 x three bedroom flats.			
Application number	14/01618/FUL	Application type	FUL
Case officer	Laura Grimason	Public speaking time	5 minutes
Last date for determination:	21/11/2014	Ward	Freemantle
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr Parnell Cllr Shields Cllr Moulton

Applicant: Mr Singh	Agent: Sanders Design Services Ltd
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report.
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Community Infrastructure Levy Liable	No
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Reason for granting Permission

The proposed development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The application site is located within a predominantly residential area characterised by pairs of two storey, semi-detached dwellinghouses. Whilst this proposal would result in the creation of two flats, it would retain a family dwelling on site, contributing to the city's family housing need and remaining in keeping with the character of the wider area. A number of other material considerations have been assessed and are not viewed as having sufficient weight to justify the refusal of this application. A number of suitably worded planning conditions are proposed in order to fully satisfy these matters. This scheme is therefore, judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should subsequently be granted.

Policies - SDP1, SDP6, SDP7, SDP9, SDP10, H2, H7, of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS15, CS16, CS19, CS20 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement or a S111 agreement to secure:

i. A financial contribution of £172 per new residential unit to fund a mitigation scheme known as the Solent Disturbance Mitigation Project (SDMP).

2. In the event that the legal agreement is not completed by 21/11/2014, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 or Section 111 Legal Agreement.

1. The site and its context

- 1.1 The application site is a two storey, semi-detached dwellinghouse on the north eastern side of Norfolk Road. There is a two storey projection located to the rear of this property. This property is served by a small front forecourt bounded by a low brick wall as is characteristic of the properties along this road. A narrow access way located adjacent to the eastern elevation and served by a timber entrance gate currently provides pedestrian access to the rear of the property. The rear garden comprises an area of hardstanding bounded by blockwork walls.
- 1.2 The applicant has indicated on the submitted application form that the current use of the property is as a Class C4 HMO. However, due to the lack of sufficient evidence to demonstrate this, the property will be treated as a Class C3 dwellinghouse.
- 1.3 This property is located within a predominantly residential area characterised by two storey, semi-detached dwellinghouses. A number of properties appear to have been converted into self-contained flats (detailed further in section 4.0) however the vast majority of properties within the area are family dwellings which do not appear to have been subdivided.
- 1.4 There are no parking restrictions in place along Norfolk Road. As such, on street car parking is available on both sides of the road. A number of properties along this road have established off road parking through the conversion of their front forecourt.

2. Proposal

- 2.1 At present, this property comprises a lounge, bedroom, kitchen and WC at ground floor level in addition to four bedrooms and a bathroom at first floor level. The applicant has indicated that the existing use of the property is as an HMO however the submitted information fails to demonstrate this. As such, this property will be treated as a Class C3 dwellinghouse.
- 2.2 As a result of this proposal, 2 x 3 bedroom flats would be established. The applicant has confirmed that these will be used for purposes falling within Class C3 (dwellinghouse). The first flat would be located at ground floor level and would comprise a bathroom, a kitchen/lounge area and three bedrooms. This flat would be served by a rear amenity area measuring approximately 40sqm. A cycle store would be sited within this rear amenity area, along the boundary with the amenity area serving the first floor flat. This would measure approximately 2.2m in width by 1.3m in depth with a flat roof measuring approximately 2.2m in height.

- 2.3 The second flat would be located at first floor level and would comprise a kitchen/lounge area, a bathroom and three bedrooms. This flat would be served by a rear amenity area measuring approximately 28 sqm. A cycle store would be sited within this rear amenity area, along the boundary with the amenity area serving the ground floor flat. This would measure approximately 2.2m in width by 1.3m in depth with a flat roof measuring approximately 2.2m in height.
- 2.4 A 1.8m high timber fence would be constructed around the proposed amenity areas.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 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 planning history for the application site. However, the following applications are considered to be relevant in the determination of this application;

* Application ref.08/00417/FUL. In 2008, planning permission was granted for the conversion of 68 Norfolk Road to form 2 x one bedroom flats.

* Application ref.870642/W. In 1987, a Lawful Development Certificate was issued for the established use of 6 Norfolk Road as two self-contained flats.

* Application ref.1407/14/B. In 1970, planning permission was granted for the conversion of 43B Norfolk Road to two self-contained flats.

* Application ref.1407/14/A. In 1970, planning permission was granted for the conversion of 43A Norfolk Road to two self-contained flats.

- Application ref.954/55. In 1950, planning permission was granted for the conversion of 33 Norfolk Road into two flats.

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, 11 representations have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 The proposed creation of 2 x 3 bedroom flats would exacerbate existing car parking issues in the area. Whilst there is on street parking available along Norfolk Road,

due to high demand in the area, car parking currently overflows to nearby residential roads.

Response: The City Council's Highways department have raised no objection to this proposal. The applicant has been asked to provide a parking survey to demonstrate that sufficient on street parking provision is available to meet any additional demand. This will be reported verbally to the Planning and Rights of Way Panel.

- 5.3 The proposed subdivision of this property would change the character of the street.

Response: It is not considered that the character of the area would be significantly affected by this proposal.

- 5.4 This property was originally designed as a family home. Considerable demand remains for this type of accommodation within the city with an existing surplus of HMOs and flats being experienced, particularly within the Shirley area. The proposed subdivision would reduce the stock of family homes within the city forcing families to move elsewhere and changing the community feel of the area.

Response: The existing dwelling is a family home. This proposal would retain one family home with 3 bedrooms and direct access to a rear amenity area. As such, this proposal would not result in the net loss of a family home.

- 5.5 The proposed subdivision of the property would result in increased noise and disturbance for neighbours, particularly due to the proposed creation of a kitchen at first floor level.

Response: The level of activity associated with one additional dwelling is not considered to be significantly greater than that of the existing arrangement.

- 5.6 There has been a marked deterioration in the building in recent years due to there being a live out landlord. The proposed subdivision would worsen this.

Response: This does not represent a sustainable reason for refusal in planning terms.

- 5.7 There is no designated fire escape for the proposed first floor flat leading to concerns over the safety of future occupants.

Response: This does not represent a sustainable reason for refusal in planning terms. This is something that will be considered fully under the Building Regulations.

Consultation Responses

- 5.8 **SCC Highways** - The application site is situated near a district centre and I understand that there are concerns regarding potential parking overflow in the area. There are no parking restrictions in the close vicinity of the site meaning any member of the public has the right to park. This is an existing situation and the proposed development will not create any additional impact with regards to this. It is difficult to say whether a 5 bed dwelling or 2 x3 bed flats would create more demand for on-street parking but in terms of bedrooms, there would only be an increase of one. It could therefore be argued that no matter the scale of impact, there could be a potential increase in parking demand. For this reason, I recommend that a parking survey be conducted to indicate the current parking pressure situation.

- 5.9 However, regardless of whether there is an increase in parking demand, I do not consider this impact to be concerning in highway safety terms. It is more of an amenity issue. The situation exists and the scale of this development and its potential impact is not large enough to clearly define that it will create any additional harm which is not present at the current time.
- 5.10 **SCC Sustainability Team** – The applicant has submitted a completed Sustainability Checklist which shows that energy saving improvements are proposed. Overall, the measures proposed, particularly the replacement boiler, new windows and loft insulation, should enable the development to meet the requirement in CS20 for a 20% improvement on Building Regulations Part L.
- 5.11 **SCC Environmental Health** - No objections
- 5.12 **Southern Water** – Southern Water has no objection to the proposal.

6. Planning Consideration Key Issues

- 6.1 The determining issues for this application relate to whether the proposed conversion is acceptable in principle; whether the proposal would provide an acceptable residential environment for future occupiers; whether the proposal would be acceptable in design terms; whether the proposal would be acceptable in terms of its impact on the residential amenities of adjoining occupiers; whether the proposal would be acceptable in terms of its highways impact; and whether the proposal would be acceptable in terms of SPA mitigation.
- 6.2 Principle of Development
- 6.3 Policy CS16 of the Core Strategy seeks to: 'Prevent the net loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss'. This is to achieve both a mix of housing types and more sustainable and balanced communities.
- 6.4 Policy CS16 states that: 'Family homes are dwellings of three or more bedrooms with direct access to usable private amenity space or garden for the sole use of the household'. Currently, the application site is a single, 5 bedroom dwelling with access to a rear garden, It can therefore, be classed as a family home. Policy CS16 also outlines minimum space standards for amenity areas associated with family homes of varying size. For flats and maisonettes, the minimum size for an associated amenity area is 20sqm. Both proposed flats would have access to their own private amenity area of more than 20sqm (approximately 40sqm for the ground floor flat and 28sqm for the first floor flat). These would both be located at ground floor level to the rear of the property.
- 6.5 The amenity area for the ground floor flat would be located immediately outside the rear elevation, wrapping around the side elevation of the two storey rear projection. It would benefit from direct access from the proposed kitchen/lounge in addition to a secondary access from the side of the property. Having regard to its shape, size, flat surface and orientation, the proposed amenity area is considered to be sufficient to meet the requirements of a family home (hanging out washing, sitting out etc.).
- 6.6 The amenity area for the first floor flat would back onto the amenity area for the ground floor flat. Whilst this proposed flat would not benefit from direct access to the

rear amenity area, its principal access from the side of the property is considered to be a convenient arrangement. Whilst this amenity area would have an irregular triangular shape, its size and orientation combined with the presence of a flat surface would ensure that it would comprise a usable space for residential purposes.

- 6.7 Both proposed flats would have 3 bedrooms. The proposed first floor flat would not benefit from direct access to its rear amenity area. The proposed ground floor flat would however, have direct access to its rear amenity area and would therefore, constitute a family home. As a result, there would be no net loss of family homes on this site. As such, this proposal is considered acceptable in principle in accordance with policy CS16 of the Core Strategy.
- 6.8 Quality of the residential environment
- 6.9 As discussed previously, adequate amenity space would be provided for future occupants of the proposed flats. Whilst this is the case, the area to the rear of this property is relatively bland, currently comprising an area of hardstanding. As such, a suitably worded planning condition will be imposed to secure an acceptable landscaping scheme prior to occupation to enhance the living conditions for future occupiers of the proposed flats.
- 6.10 The construction of a 1.8m fence between the proposed amenity areas would ensure that sufficient privacy would be achieved. The retention of this will be controlled with a suitably worded planning condition. There is scope to further enhance the privacy of the rear amenity areas through landscaping and this is something that the applicant is advised to address in the submission associated with the landscaping condition.
- 6.11 Each habitable room within both the proposed ground floor and first floor flat would have sufficient outlook and access to daylight. Having regard to the relationship between habitable room windows and the rear amenity areas, it is not considered that any significant overlooking would occur. The residential environment is therefore, considered to be acceptable.
- 6.12 Design
- 6.13 No external alterations would be made to this property as a result of this proposal.
- 6.14 The siting of the proposed cycle stores within the rear amenity areas would ensure that they would not be visible from the wider streetscene. This, combined with their relatively modest scale would ensure that they would be acceptable in design terms in accordance with Policy CS13 of the Southampton Core Strategy.
- 6.15 This property is served by a low boundary wall to the front. This is a characteristic feature of the properties along this road. A number of properties have previously removed their front boundary wall in order to establish off road parking however this is often done in an unsympathetic way which can be detrimental to the appearance of the wider streetscene. In order to maintain a boundary wall in this location and to protect the appearance of the wider streetscene, a suitably worded condition will be imposed.
- 6.16 Amenities of adjoining occupiers
- 6.17 This property is one half of a semi-detached pair of properties with no.10 Norfolk Road adjoining this property on its western elevation. On the opposite side, there is

a separation distance of approximately 1.2m between the side elevation of the application site and the common boundary with no.6 Norfolk Road. This increases to approximately 2.4m between the side elevation of the original two storey projection and the common boundary.

- 6.18 No additional windows would be installed within the side or rear elevations of this property as a result of this proposal. As such, no additional overlooking of any neighbouring properties would occur.
- 6.19 The relatively modest scale of the proposed cycle storage facilities would ensure that they would not give rise to any adverse impacts in terms of loss of light or overbearing relationship with the adjoining property at no.10 Norfolk Road.
- 6.20 This proposal would result in the creation of one additional dwelling. The existing dwelling contains 5 bedrooms, only one less than the proposed arrangement. The level of activity associated with one additional dwelling is not considered to give rise to a significant increase in noise or disturbance detrimental to the residential amenities of any adjoining occupiers. As such, this proposal is considered to be acceptable in terms of residential amenity.
- 6.21 Highways Impact
- 6.22 No off road parking is possible for this property. The lack of any parking restrictions does however mean that on street parking is available along Norfolk Road.
- 6.23 The Parking Standards SPD outlines maximum car parking standards for residential development within the city. For each 3 bedroom dwelling, maximum car parking standards of 2 parking spaces apply. This document does however, state that: 'Provision of less than the maximum parking is permissible. Developers must demonstrate that the amount of parking provided will be sufficient, whether they provide the maximum permissible amount, or a lower quantity'. The City Council's Highways department have provided comments on the proposed scheme. They have no objections to the proposal in terms of highways safety however advise that a parking survey should be undertaken to demonstrate that there is sufficient on street capacity to accommodate any additional parking demand. A parking survey has not yet been provided however the panel will be verbally updated following receipt of this.
- 6.24 In terms of cycle parking, the Parking Standards SPD requires 1 long stay space per unit. Each cycle store would provide 2 cycle spaces. This proposal is therefore, compliant with this requirement.
- 6.25 SPA Mitigation
- 6.26 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 of £172 per unit has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. The recommendation that is presented is for delegated authority to grant planning permission upon receipt of the required £172 for the additional dwelling that is proposed. Provided that this is achieved, this application will have complied with the requirements of the SDMP and would meet the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

7. Summary

- 7.1 The application site is capable of comfortably accommodating a mix of residential units. Of the two proposed units, one would comprise a family dwelling subsequently avoiding the loss of a family home and complying with policy CS16 of the Core Strategy. The development is considered to be acceptable in terms of other planning considerations.

8. Conclusion

- 8.1 To conclude, this proposal is considered to have an acceptable impact and can therefore, be recommended for conditional approval.

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

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(g), 4(vv), 7(a), 9(a) and 9(b).

LAUGRI for 11/11/14 PROW Panel

PLANNING CONDITIONS

1. 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).

2. 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.

3. APPROVAL CONDITION - Refuse & Recycling [Pre-Commencement Condition]

Before the works commence details (and amended plans) of facilities to be provided for the storage, removal and recycling of refuse from the premises shall be submitted to the

Local Planning Authority and approved in writing. Such facilities as approved shall provide for a level approach and be permanently maintained and retained for that purpose.

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.

4. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- ii. Details of any proposed boundary treatment, including retaining walls; and
- iii. A landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved landscaping scheme site shall be carried out prior to occupation 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 for a minimum period of 5 years following its complete provision.

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, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

5. APPROVAL CONDITION, Boundary Treatment [Pre-Occupation Condition]

Unless otherwise agreed in writing, before occupation of the development hereby approved the boundary treatment used to divide the two separate garden areas shall be erected on site and formed by 1.8m high close boarded fencing. Once installed the boundary treatment shall be retained thereafter whilst the property is being used for residential purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities and privacy of occupiers of the adjoining property

6. APPROVAL CONDITION Private amenity space [Pre-Occupation Condition]

The private amenity space, as shown on the approved plans, shall be provided before the first occupation of the 3 bedroom flats hereby approved and retained thereafter for the exclusive use of these flats.

Reason:

To ensure that satisfactory amenity space is provided for the residents of the hereby approved three bedroom flat in accordance with Core Strategy Policy CS16.

7. APPROVAL CONDITION Cycle Storage Facilities [Pre-Occupation Condition]

The approved cycle storage facilities shall be constructed in accordance with the approved plans prior to the first occupation of the hereby approved development. Such facilities as approved shall be permanently retained for that purpose.

Reason:

To encourage cycling as an alternative form of transport and in the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties.

8. APPROVAL CONDITION Retention of boundary wall

The front boundary wall shall be retained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of the visual amenities of the locality in accordance with Core Strategy Policy CS13.

9. APPROVAL CONDITION ' Energy (Pre-Occupation Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions of 20% over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS5	Housing Density
CS13	Fundamentals of Design
CS15	Affordable Housing
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
H2	Previously Developed Land
H7	The Residential Environment

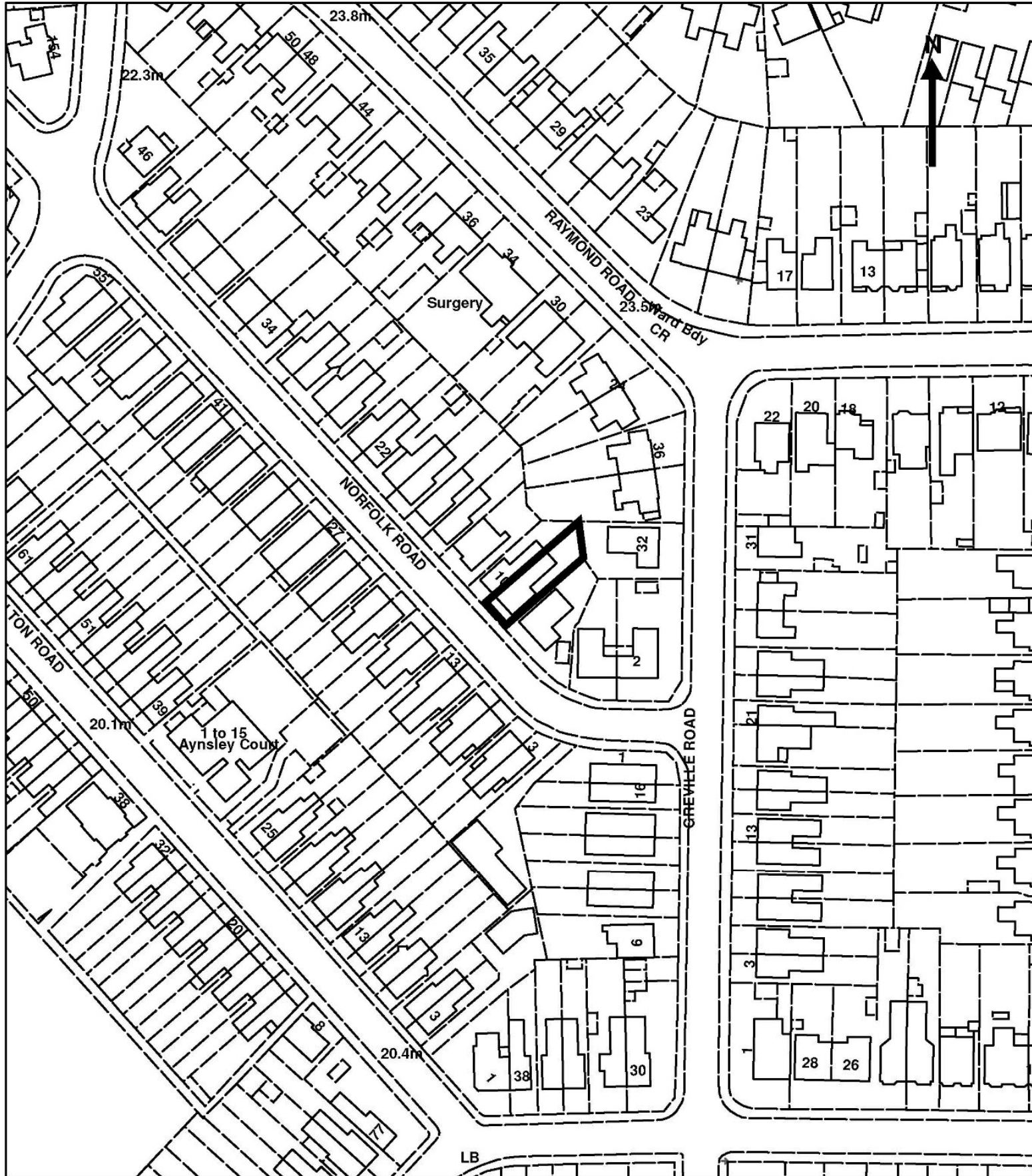
Supplementary Planning Guidance

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)

14/01618/FUL



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Agenda Item 8

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel (WEST) - 11 November 2014
Planning Application Report of the Planning and Development Manager

Application address: 46 Cambridge Road			
Proposed development: External alterations including relocation of ground floor entrance door to side.			
Application number	14/01419/FUL	Application type	FUL
Case officer	Joanne Hall	Public speaking time	5 minutes
Last date for determination:	25/09/2014	Ward	Bevois
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors	Cllr Barnes-Andrews Cllr Burke Cllr Rayment

Applicant: Mr Mark Vincent	Agent: Mr Ian Knight
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	Not applicable
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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 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 (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached	
1	Development Plan Policies

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site consists of a two storey, end of terrace property which was subdivided into two flats in 1991. The site is located on the corner of Avenue Road and Cambridge Road with access to the ground floor flat via the rear garden and the first floor flat via a door in the side elevation on Cambridge Road. The property is used as two dwellings within the C3 use class.
- 1.2 The area is characterised by a mixture of family homes, houses in multiple occupation and flat conversions. It is predominately residential but close to Lodge Road shops to the South, retail, business and leisure uses on The Avenue to the West and Portswood Road to the East.

2. Proposal

- 2.1 The application seeks to remove the access door to the ground floor flat from the rear elevation replacing it with a window. The entrance would then be relocated to the side elevation. This is to provide access to both flats from Cambridge Road rather than from the rear garden of the site. This is permitted development for dwellinghouses but flats and maisonettes do not enjoy such rights and therefore planning permission is required. These external changes also allow for internal alterations to make both flats two bedroom instead of the current one bedroom.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 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 In 1991 planning permission was granted for change of use from a single dwelling to two 1 bedroom flats (Reference 901702/W).
- 4.2 In May 2014, planning permission was refused for external alterations including a new external staircase to access the first floor flat (reference 14/00572/FUL)

Reason for refusal - Residential amenity

The staircase, as a result its location in proximity to the habitable room window of the middle bedroom of the ground floor flat, would result in the harmful reduction of outlook, access to daylight and privacy of this bedroom. In addition, access to the staircase via the rear garden area would result in residents walking past the habitable room window of the rear bedroom of the ground floor flat as such would cause interlocking and loss of privacy to the this bedroom. As such the proposal

is contrary to saved policies SDP(i) of the City of Southampton Local Plan Review (Adopted March 2006) and policy CS13 of the Development Plan Document Core Strategy Local Development Framework (Adopted January 2010) as supported by the guidance set out in paragraphs 2.2.1 and 2.2.2 of the Council's Residential Design Guide Supplementary Planning Document (Approved September 2006).

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 6 representations have been received from surrounding residents, including the Outer Avenue Residents Association. The following is a summary of the points raised:

5.2 Proposal is an over-development

Response: There are no building works which would increase the size of the property. The only external alterations are the insertion of a door in the side elevation and the removal of a door and replacement with a window in the rear elevation.

5.3 The internal design/layout/space is inadequate for the number of people

Response: Planning permission is not required for altering the use of rooms within an existing dwelling. The property already has permission for use as two flats dating back to 1991. The use of rooms were not restricted by this consent. The increase of occupancy within use class C3 does not require planning permission.

5.4 Altering the flats means the property could become two HMO's.

Response: This is not being applied for and the Council has to consider the application submitted on its own merits.

5.5 Increased occupancy could result in increased demand for parking.

Response: The proposed development, the relocation of an external door, will not impact on current parking arrangements. Whilst an increase in the number of residents might occur if the room layouts are changed, this does not require permission. The rooms could therefore be changed irrespective of the relocation of the door.

5.6 Building to the boundary – too large for the plot, loss of amenity space

Response: There are no building works which would increase the size of the property. The only external alterations are the insertion of a door in the side elevation and the removal of a door and replacement with a window in the rear elevation.

5.7 Noise and disturbance

Response: It is not considered that the relocation of the door will result in an increase in noise and disturbance. The level of occupation could increase within Use Class C3 without planning permission. Should noise and disturbance occur, complaints can be directed to environmental health in the normal way.

5.8 Reason for refusal of previous application not overcome

Response: This is not the case. The reason for refusal related to the loss of light,

outlook and privacy of the ground floor flat due to access via an external staircase. These considerations do not apply to this application.

6. Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are: the principle of the development; the impact on the character of the area and visual appearance of the building.

6.2 Principle of Development

The development involves changing windows and doors within a property subdivided into 2 flats. This is permitted development for dwellinghouses but flats and maisonettes do not enjoy such rights and therefore planning permission is required. The ground floor flat is currently accessed through a door in the rear elevation and the first floor flat through a side door of the property. It is proposed that the rear access point will become a window and the entrance relocated to the side elevation. The other alterations to the property are all internal and are not connected with a change of use. Whilst the plans show the change in purpose of some rooms within the property this was not restricted under any previous application.

6.3 The application submitted and refused in May 2014 was for an external staircase to the rear of the flat for new access to the first floor flat. This would have limited light, outlook and privacy to the ground floor flat. The relocation of the door overcomes this reason for refusal and there is no loss of amenity arising as a result of this application.

6.4 Character of area and visual appearance

The change to the appearance of the building is minimal and is in-keeping with the design and character of the property. The visual appearance of an additional door would not be harmful to the character of the area. The layout will become more traditional as residents will not longer need to access one of the flats from the rear garden.

7. Summary

7.1 The alteration is small scale and not judged to be harmful to the character of the area or the existing building.

8. Conclusion

8.1 The application is recommended for approval subject to conditions.

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), 6. (c), 7. (a).

JOAHAL for 11/11/2014 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 - 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 - (January 2010)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

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

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework 2012

14/01419/FUL



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Agenda Item 9

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel (WEST) - 11 November 2014
Planning Application Report of the Planning and Development Manager

Application address: 20 Lordswood Gardens SO16 6RY			
Proposed development: Erection of a two-storey side extension and a single-storey rear extension.			
Application number	14/01650/FUL	Application type	FUL
Case officer	Nathan Pearce	Public speaking time	5 minutes
Last date for determination:	28/11/2014	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member and five or more letters have been received	Ward Councillors	Cllr Hannides Cllr L.Harris Cllr B.Harris

Applicant: Mrs Annette Dalrymple	Agent: Ihd Architectural Services Ltd
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Recommendation Summary	Refuse
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Community Infrastructure Levy Liable	No
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Reason for Refusal

Un-neighbourly form of development

The extension is not subordinate to the original dwelling due to the lack of set back from the front elevation. As a result the extension would be unsympathetic to the form and proportions of the existing dwelling and, by reason of the width of the side extension, erodes the space between the house and the adjacent detached house which will have a detrimental impact upon the spatial character of the street. Therefore, the scheme is contrary to Policies SDP1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.3.3 to 2.3.5.

Appendix attached			
1	Development Plan Policies	2	Site History

Recommendation in Full

Refuse

1. The site and its context

- 1.1 The application site contains a two storey detached family house. The property is located in Lordswood Gardens which is a residential area characterised by similar houses.
- 1.2 The adjoining house, number 19 is at a slightly higher level, the land rises to the south. There is a lean-to extension to the south side which is not set back from the front of the property.

2. Proposal

- 2.1 The two-storey side extension would be the full depth of the house (7.6 metres) and would have a hipped roof set below the ridge of the main roof. The proposal will create a fourth bedroom and 2nd bathroom on the first floor. The ground floor kitchen would be rearranged and an additional utility room would be created. The rear extension projects 1.8 metres beyond the rear wall of the house.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 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 In June 2014, planning permission was refused for a larger two-storey extension (extending up to the roof ridge of the main house) and a single-storey extension (ref:14/00667/FUL). The reason for refusal is given in Appendix 2.
- 4.2 In September 2014, planning permission was refused for a two-storey side and single-storey rear extension (ref: 14/01230/FUL). The reason for refusal is given in Appendix 2. The current application is a resubmission of this previously refused scheme.

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 **5** representations have been received from surrounding residents in support of the proposal.
- 5.2 Cllr Beryl Harris - Requested that the application comes to the Panel because 5 residents are supportive.

6. Planning Consideration Key Issues

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

- The principle of the development.
- The design and impact on the character of the area.
- Residential amenity.

6.2 Principle of Development

There is no objection in principle to extensions of this type, subject to design considerations. The application refused permission in June 2014 was for a larger side extension which involved raising the roof ridge, with increased scale and massing towards the boundary of the property. The second application (which is identical to the current application) is smaller scale and reduces the roof form but was also considered to be unacceptable in design terms.

6.3 Design and character

The alterations to the design since the original refusal do make the extension appear more subordinate to the original house in terms of overall height, and reduce the massing in immediate proximity to the boundary. However, the front of the extension is not set back from the front of the house which is contrary to the advice in the Residential Design Guide. This guidance is intended to maintain the space between detached properties in the interests of the streetscene. There are no similar examples of two-storey side extensions within this part of the street.

6.4 Residential amenity

The proposed extensions would not adversely impact on the amenities of neighbours in terms of loss of daylight, outlook or privacy.

7. Summary

7.1 The development would lead to an erosion of the space between the two properties, it is not proposed to be set back from the front of the existing dwelling, for this reason the extension would not appear subordinate to the original dwelling.

8. Conclusion

8.1 With regard to the above, the scheme is deemed unacceptable due to the harm that would be caused to the character and appearance of the area.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a) 1(b) 1(d), 2(b) 2(d), 4(f) 4(vv), 7(a), 7(b), 8(a).

NATPEA for 11/11/2014 PROW Panel

POLICY CONTEXT

Core Strategy - (January 2010)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

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

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework 2012

Relevant Planning History

14/01230/FUL - Erection Of Two Storey Side And Single Storey Rear Extension
(Resubmission Of 14/00667/Ful) - REF

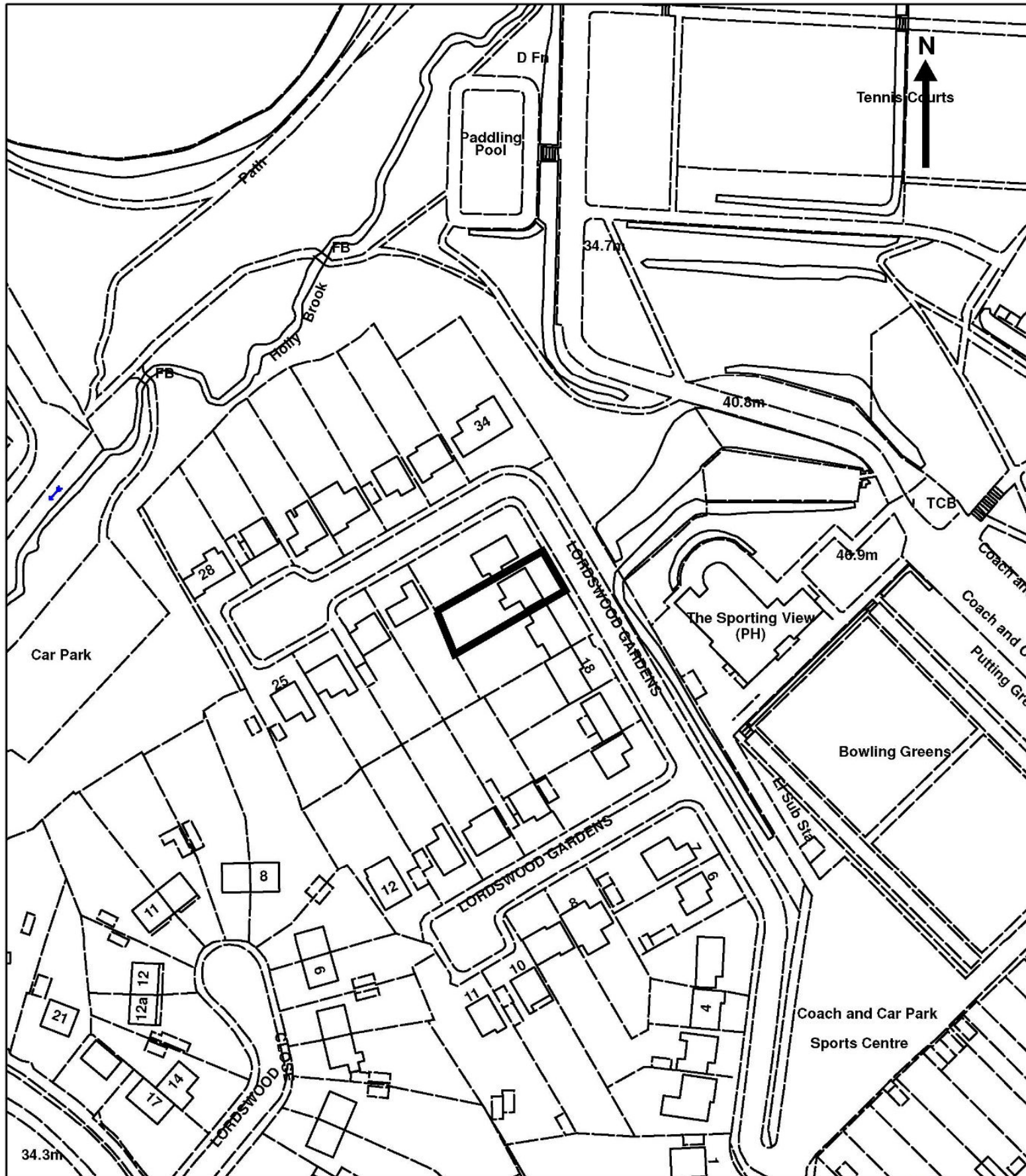
REASON FOR REFUSAL - Un-neighbourly form of development

The extension is not subordinate to the original dwelling due to the lack of set back from the front elevation. As a result the extension would be unsympathetic to the form and proportions of the existing dwelling and, by reason of the width of the side extension, erodes the space between the house and the adjacent detached house which will have a detrimental impact upon the spatial character of the street. Therefore, the scheme is contrary to Policies SDP1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.3.3 to 2.3.5.

14/00667/FUL - Erection of a two storey side extension and single storey rear extension - REF

REASON FOR REFUSAL - Un-neighbourly form of development

The extension is not subordinate to the original dwelling due to the lack of set back from the front elevation and the raising of the roof ridge. As a result the extension would be unsympathetic to the form and proportions of the existing dwelling and, by reason of height and massing of the extension in immediate proximity to the common boundary, erodes the space between the terrace of houses and the adjacent detached houses which will have a detrimental impact upon the spatial character of the street. Therefore, the scheme is contrary to Policies SDP1(i), SDP7(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.3.1 to 2.3.5.



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