

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 28 May 2013
Planning Application Report of the Planning and Development Manager

Application address: 8 Russell Place			
Proposed development: Erection of single storey front and rear extensions and a part two storey part single storey side extension			
Application number	13/00405/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	09.05.13	Ward	Portswood
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr Vinson Cllr Claisse Cllr Norris

Applicant: Mr & Mrs F Benali	Agent: MDT Design
-------------------------------------	--------------------------

Recommendation Summary	Conditionally approve
-------------------------------	------------------------------

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Nor would it harm the character and appearance of the Conservation Area and other material considerations as set out in the report to the 28th May Planning and Rights of Way Panel, do not have sufficient weight to justify a refusal of the application. 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.

Policies - SDP1, SDP7, SDP9, HE1 and HE2 of the City of Southampton Local Plan Review (March 2006) and CS13 and CS14 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Planning History
3	Appeal decision – 3 Abbots Way		

Recommendation in Full

Conditionally approve

1. The site and its context

1.1 The application site comprises a detached, two-storey dwelling house located within the Portswood Residents' Gardens Conservation Area. The dwelling itself is constructed in the Art Deco style with red/brown brick elevations and flat roof

design. It is distinctive from other properties within the Conservation Area in this respect. The dwelling has a stepped front elevation and an existing lean-to garage to the north side of the building with a gravel parking area in front of this. The front boundary is demarcated by a low brick wall and there is landscape planting behind this. The property is located within a spacious and verdant plot. To the rear of the site, immediately adjacent to the property is a sunken landscaped garden.

- 1.2 The Conservation Area is characterised by the two communal areas of open space within it and its detached properties set in spacious plots amongst mature trees and landscaping, as explained further in the Conservation Area Appraisal and Management Plan.

2. Proposal

- 2.1 The application proposes to demolish an existing lean-to garage to the side of the property and remove an existing front porch canopy and construct a part two-storey, part single storey extension to the side, a front porch and a single-storey rear extension. The extensions would have a flat roof design and, with the exception of the rear extension which would have a rendered finish, would be constructed using facing bricks to match the original 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 Portswood Residents Garden Conservation Area Appraisal and Management Plan (here after referred to as the CAAMP) was produced following the adoption of policy CS14 of the Local Development Framework Core Strategy in 2010.
- 3.3 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 have been no other recent or relevant planning applications relating to this property. Other recent applications within the wider Conservation Area include the approval of a replacement dwelling at 19 Abbots Way (application reference 12/00131/FUL), single storey additions to 29 and 26 Abbots Way (12/00656/FUL and 12/00766/FUL) and a two-storey side extension and rear balcony at 3 Abbots Way (11/02039/FUL) which was subject to an appeal. Details of these applications are included in **Appendix 2/3**.

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, placing a press advertisement (12.04.13) and erecting a site notice (11.04.13). At the time of writing the report 12 representations have been received from surrounding residents, as well as a letter from the local Resident's Association and from ward Councillor Vinson . The following is a summary of the points raised:

5.2 ***The proposed width of the side extension is excessive and would block views through to the trees and open space at the rear of the site to the detriment of the verdant character of the area.***

5.3 **Response**

The single-storey element of the side extension would be built up to the boundary with the neighbouring property but would replace an existing garage which is also built up to the boundary. The two-storey element would be narrower in width than each of the sections of the front elevation and its set-back nature means it would be subordinate to the main dwelling house. Views of trees would still be achieved above the extension and through the gap between the site and its neighbour at 10 Russell Place.

5.4 ***The increase in footprint is disproportionate and would appear out of character with the area.***

5.5 **Response**

Whilst three separate additions are proposed, they are subservient to the main dwelling and would, therefore, enable the character and appearance of the original dwelling house to dominate. The sense of space about the building would prevail meaning the proposal would not be harmful to the character of the area in this respect. Furthermore, the works are, to a certain extent, screened from the street by the existing planting.

5.6 ***The proposed porch would break the establish building line within the street.***

5.7 **Response**

The porch extension would not project forward of the existing central section of the front elevation of the dwelling, nor would it be positioned forward of the of the bay windows in the front elevations of the neighbouring properties. The proposed porch is, therefore, considered to be acceptable in this respect.

5.8 ***The proposed rendered finish of the rear extension would not be sympathetic to the character and appearance of the existing property.***

5.9 **Response**

The rear extension would not be readily visible from public vantage points and would not, therefore, have a significant impact on the character of the area. Furthermore, a different material treatment enables the extension to clearly read as a later addition to the property.

5.10 ***The garage should have hung wooded doors and the front door should also be wooden.***

- 5.11 **Response**
Agree. A condition is suggested to secure this.
- 5.12 ***The proposed parking area would result in the loss of over half of the front garden***
- 5.13 **Response**
The additional parking area would be well screened from the street by the existing frontage planting and the layout would retain further appreciable areas of soft landscaping to the property frontage. Subject to a condition to secure an acceptable material for the hardstanding it is considered that the frontage would not appear dominated by cars or hardsurfacing.
- 5.14 **SCC Highways** - No objection or conditions suggested
- 5.15 **SCC Trees** – No objection subject to conditions to preventing the cutting back of existing trees on site and to prevent material storage underneath the tree canopy.
- 5.16 **SCC Historic Environment Team** – No objection. Suggests conditions to secure appropriate materials.

6. Planning Consideration Key Issues

- 6.1 The application needs to be assessed in terms of the design and impact on the character of the Conservation Area and the impact on residential amenity.
- 6.2 Design and impact on the character of the Conservation Area
- 6.2.1 Policy CS14 of the Core Strategy requires Conservation Areas to be protected from inappropriate development and for opportunities to enhance the character of conservations areas to be taken. The CAAMP sets out a strategy for preserving and enhancing the conservation area. The policies within it seek to ensure that the original layout of properties is respected and that changes to dwellings and their frontages enhance the appearance of the area.
- 6.2.2 The proposed porch would not be positioned forward of the central section of building and due to its single storey scale and 1.5 metres depth, is not considered to have a significant or detrimental impact on the appearance of the front elevation of the building. The first-floor element of the proposed side extension is set in from the boundary with the neighbouring property and set back between 2 and 3 metres from the front building line of the existing dwelling. In addition to this, the first floor element of the side extension respects the rear building line of the dwelling, meaning that when viewed from the street, the scale would not appear excessive. The form and design of these extensions are sympathetic to the character of the main house and, subject to conditions to secure details of the materials, brick work and fenestration, would have an acceptable appearance within the Conservation Area.
- 6.2.3 The proposed rear extension would also appear as a subordinate addition to the property. It would not span the full width of the house and its rearward projection has been limited to enable the retention of the existing sunken garden. A contrasting render finish is proposed to the rear extension but since it would be located to the rear of the property, is single-storey in scale and has a form which

is sympathetic to the main house, would preserve the appearance of the existing property and not adversely impact on the character of the Conservation Area.

6.3. Impact on Residential Amenity

6.3.1 There are habitable room windows in the west side elevation of the neighbouring property at 10 Russell Place which face onto the application site. There are no windows proposed on the north elevation of the extension and this neighbour has no objected to the application. There would be approximately 8.5 metres separation between the proposed first floor extension and these windows. However, given the shorter depth of the first floor addition and its set-back from the boundary, it is considered that the neighbouring property would still enjoy a good level of outlook and daylight. A condition is suggested that no non-obscure glazed windows are inserted into the first floor side elevation of the extension.

6.3.2 Having regard to the degree of projection of the other additions, their single-storey scale and the separation between the site and its neighbours, it is considered that the porch and rear extensions would not have a harmful impact on residential amenity.

7. Summary

7.1 The proposed additions are considered to be in keeping with the site and the surrounding Conservation Area and would not have a harmful impact on residential amenity.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

[1 (a) (b) (c) (d), 2 (b) (c) (d), 3 (a) 4 (f) (vv), 6 (a) (c) (f) (i) 7 (a)]

JT for 28/05/13 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Conservation Area Commencement Period Condition

The works to which this Conservation Area consent relates must be begun not later than three years beginning with the date on which this consent is granted.

Reason:

To conform to the requirements of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external

materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. For the avoidance of doubt, these details shall include timber, side-hung garage door and front door and the hard-surfacing materials. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - Construction Details [pre-commencement condition]

Prior to the commencement of the development hereby approved details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- The brickwork, including the inclusion of a string course to match the existing
- Detailing for the treatment of the parapets to the roof of the extensions
- Revised plan for the first floor window in the front elevation of the side extension showing a more horizontal emphasis.

The development shall proceed in accordance with these details.

Reason:

To ensure a quality finish to the development in the interest of the character of the Conservation Area.

04. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings shall be inserted in the first floor side elevation facing 10 Russell Place unless they are fixed shut and obscure glazed up to a height of 1.7 metre from the internal floor level.

Reason:

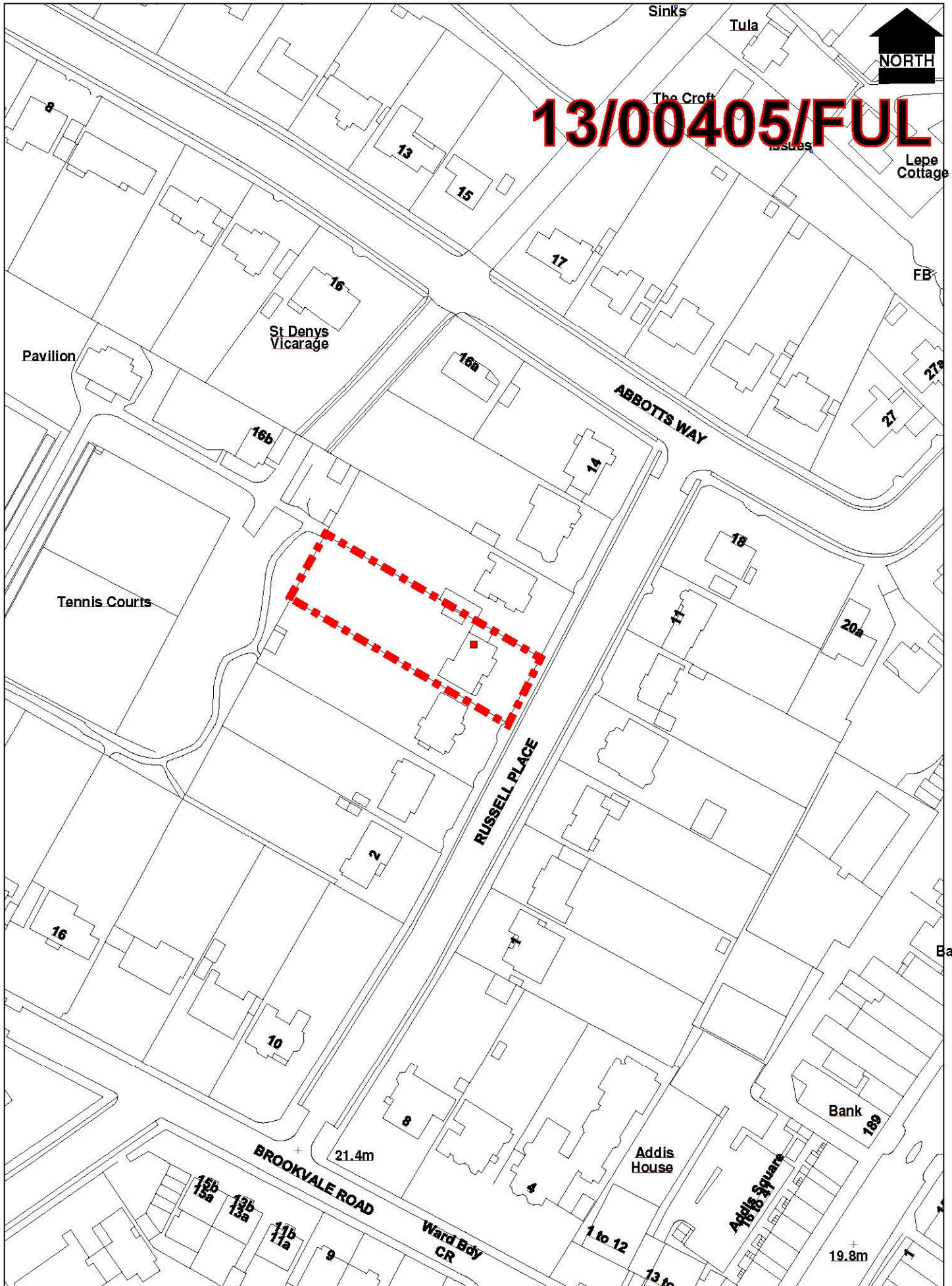
To protect the amenities of the adjoining residential properties.

05. 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.



13/00405/FUL

Scale : 1:1250

Date : 15 May 2013

© Crown copyright. All rights reserved. Southampton City Council 100019679 2004.

