

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

Application address: 10 Dundee Road SO17 2NB			
Proposed development: Erection of a two storey rear extension [resubmission of 14/00296/FUL]			
Application number	14/00875/FUL	Application type	FUL
Case officer	John Fanning	Public speaking time	5 minutes
Last date for determination:	23.07.14	Ward	Portswood
Reason for Panel Referral:	Request by Ward Member and five or more letters of support have been received	Ward Councillors	Cllr O'Neill Cllr Claisse Cllr Norris

Applicant: Mr Jimmy Ward	Agent: Archisolve
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Recommendation Summary	Refuse
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Community Infrastructure Levy Liable	Not applicable
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Reason for Refusal - Unacceptable impact on character and amenity

The proposed development, by means of its height and depth, represents an unsympathetic and un-neighbourly form of development, harming the visual amenity of the street scene by the erosion of the existing gap between buildings and the outlook and access to natural light for the neighbouring properties. The proposal thereby proves contrary to saved policies SDP1(i), SDP7 (i)(iii)(iv) and SDP9(i)(ii)(v) of the adopted City of Southampton Local Plan Review (March 2006) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010), with particular reference to sections 2.2.1, 2.2.11-13, 2.2.21, 2.3.1-2 and 2.3.6-9.

Appendix attached			
1	Development Plan Policies		
2	Planning History		

Recommendation in Full

Refuse

1.0 The site and its context

- 1.1 The site is occupied by a detached residential dwelling, opposite St Denys Primary School. Given the proximity with the neighbouring dwelling at 12 Dundee Road, the detached nature of the dwelling is not felt strongly in the street scene, though given its differing design and materials it acts as a distinctive corner plot to that row of residential properties.
- 1.2 The pattern of development shifts directly north of the application site, with a row of terraced houses set well back from the main highway, with a communal parking area to the front.
- 1.3 The immediate surroundings are well served by trees on the opposite side of the road and parallel to the front of the dwelling to the north.

2.0 Proposal

- 2.1 The application proposes a two-storey rear extension, matching the scale and design of the existing two-storey protrusion but increasing the depth of extension by an additional 5 metres.
- 2.2 The application proposes new side facing windows, a number of which are at first floor level. The applicant has proposed that all of the side facing windows shall be obscured.
- 2.3 No change of use has been proposed as part of this application.

3.0 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.

4.0 Relevant Planning History

- 4.1 An application for 'Erection of a two storey rear extension' was refused under planning application 14/00296/FUL on 16.04.2014. The current application is identical to the previously refused scheme with the exception of an additional side facing window in the currently proposed scheme. The full details of the previous application are available in **Appendix 2**.
- 4.2 The current application was submitted with a petition supporting the proposal, including a letter from Councillor O'Neill.

5.0 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 consisted of notifying adjoining and nearby landowners. The Council received no direct correspondence from members of the public. However, the application was submitted with a standard statement supporting the proposal signed by 19 local residents (from 14 different properties). The application was also submitted with an individual letter of support from the neighbouring occupant at number 12 which made the following points:
- 5.2 Despite the proposal extending an additional 5m (across a 45 degree line from the nearest window) it is not felt that the proposal will have a harmful impact and no objection is raised.

5.3 Consultation Responses

- 5.4 **Councillor O'Neill** - Letter supporting the proposal, stating that there would be no harmful impact on the street scene.

6.0 Planning Consideration Key Issues

- 6.1 The key issues for consideration in the determination of this planning application remain those highlighted as part of the original refused application.
- 6.2 The design of the proposed extension is broadly acceptable, with a continuation of the existing dual pitch roof to the rear. Due to the layout of the surrounding properties the site effectively forms a corner plot, increasing its prominence within the immediate street scene. The application proposes significant additional depth at two-storey level to the rear which, due to this unusual layout, will be visible within the surrounding street scene. Sections 2.3.1-2 and 6-9 of the Residential Design Guide discuss how extensions should be subordinate to the scale and character of the main dwelling, with particular caution being addressed to sites on more prominent plots. It notes that gaps in development can provide a visual break in built form and that proposals to remove these gaps can harm the visual amenity of the surrounding area.
- 6.3 On balance, it is felt that the proposal is not sympathetic to the character of the host dwelling in the context of the surrounding street in terms of the depth of the proposed extension at two-storey scale and the erosion of the well defined gap between the neighbouring dwelling at 8A.
- 6.4 Furthermore, the proposed extension cuts across a 45 degree line from the nearest habitable room window of the neighbouring property to the south, as per section 2.2.11-13 of the Residential Design Guide. The proposal is set off from the boundary and orientated to the north of the site. It is also noted that the occupant of this property wrote in a letter of support. This has been considered. However, in determining the application the lifetime of development must be considered and any potential future occupants. Overall, taking into account the already narrowed outlook from this window and the scale and depth of the proposed extension, it is not considered that these issues are sufficient to overcome the potential harm in terms of the loss of outlook and sense of enclosure from the neighbouring dwelling.

- 6.5 Taking into account the existing boundary treatment, it is not felt the proposed ground floor level windows will have a harmful impact in terms of overlooking. A number of first floor windows have also been proposed. It is not felt that there is significant potential for overlooking towards the north as the windows look onto the communal parking area. The first floor windows in the south elevation facing towards the neighbouring property at 8A could potentially overlook the neighbouring garden. However, it is felt that a suitable condition could be imposed requiring these windows to be obscured. One of these windows serves a room identified as a 'proposed study'. As it would not be acceptable for a habitable room (i.e. bedroom) to be served solely by an obscured window, an additional condition would need to be imposed requiring that this room not be used as a habitable room.
- 6.6 On this basis it is not considered that a reason for refusal would be justifiable in terms of overlooking as the issues could be adequately controlled through reasonable conditions.

7.0 Summary

- 7.1 The proposed development, by means of its height and depth, represents an unsympathetic and un-neighbourly form of development, harming the visual amenity of the street scene by the erosion of the existing gap between buildings and the outlook and access to natural light for the neighbouring properties.

8.0 Conclusion

For the reasons discussed above, the application is recommended for refusal.

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)

JF1 for 08/07/14 PROW Panel

Reason for refusal

The proposed development, by means of its height and depth, represents an unsympathetic and un-neighbourly form of development, harming the visual amenity of the street scene by the erosion of the existing gap between buildings and the outlook and access to natural light for the neighbouring properties. The proposal thereby proves contrary to saved policies SDP1(i), SDP7 (i)(iii)(iv) and SDP9(i)(ii)(v) of the adopted City of Southampton Local Plan Review (March 2006) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010), with particular reference to sections 2.2.1, 2.2.11-13, 2.2.21, 2.3.1-2 and 2.3.6-9.

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)
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)

Relevant Planning History

14/00296/FUL

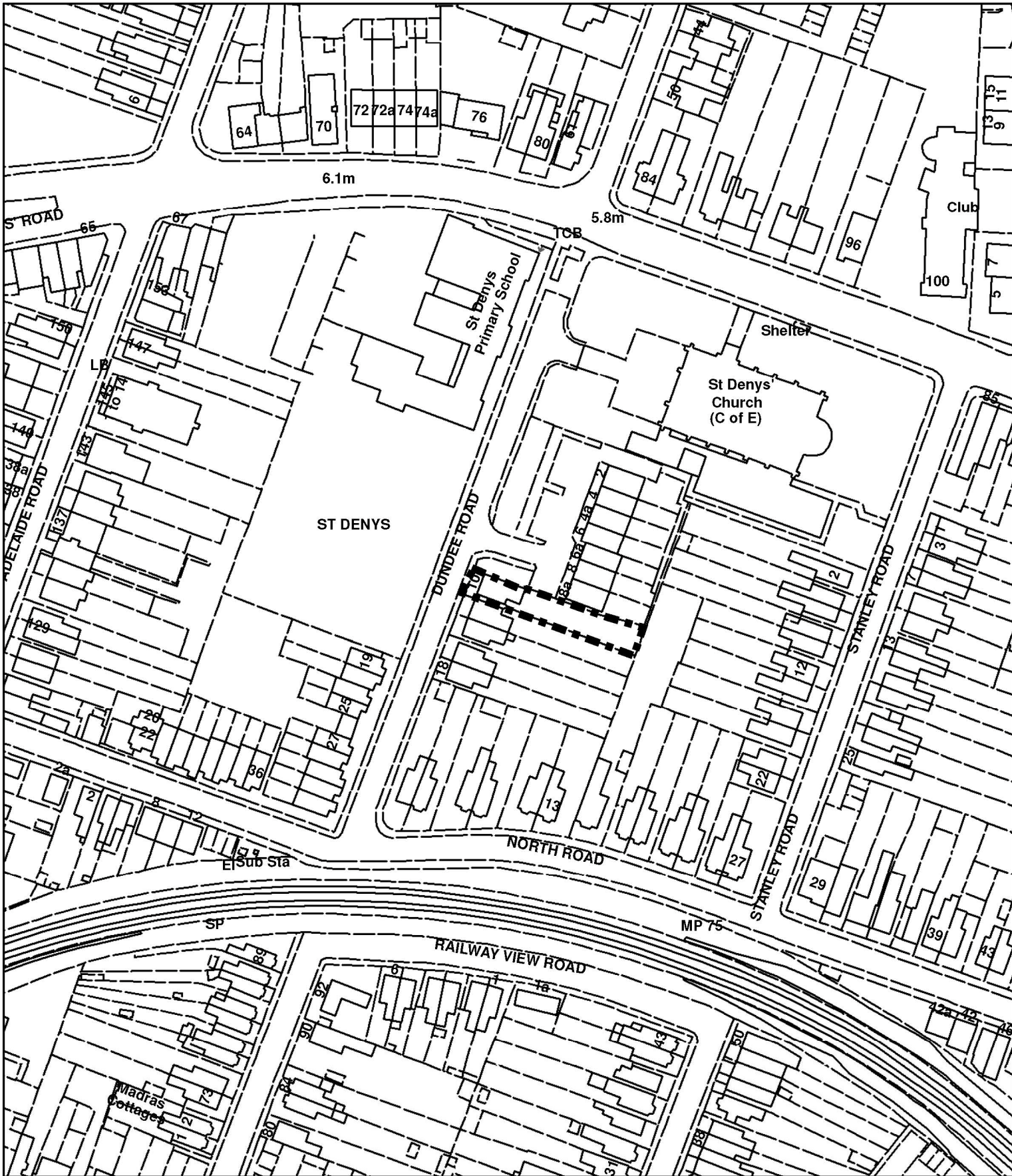
Erection of a two storey rear extension

Refused, 16.04.2014

Reason for refusal - Unacceptable impact on character and amenity

The proposed development, by means of its height and depth, represents an unsympathetic and un-neighbourly form of development, harming the visual amenity of the street scene by the erosion of the existing gap between buildings and the outlook and access to natural light for the neighbouring properties. The proposal thereby proves contrary to saved policies SDP1(i), SDP7 (i)(iii)(iv) and SDP9(i)(ii)(v) of the adopted City of Southampton Local Plan Review (March 2006) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (January 2010), with particular reference to sections 2.2.1, 2.2.11-13, 2.2.21, 2.3.1-2 and 2.3.6-9.

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