

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

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| 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 |

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| 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.

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| 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

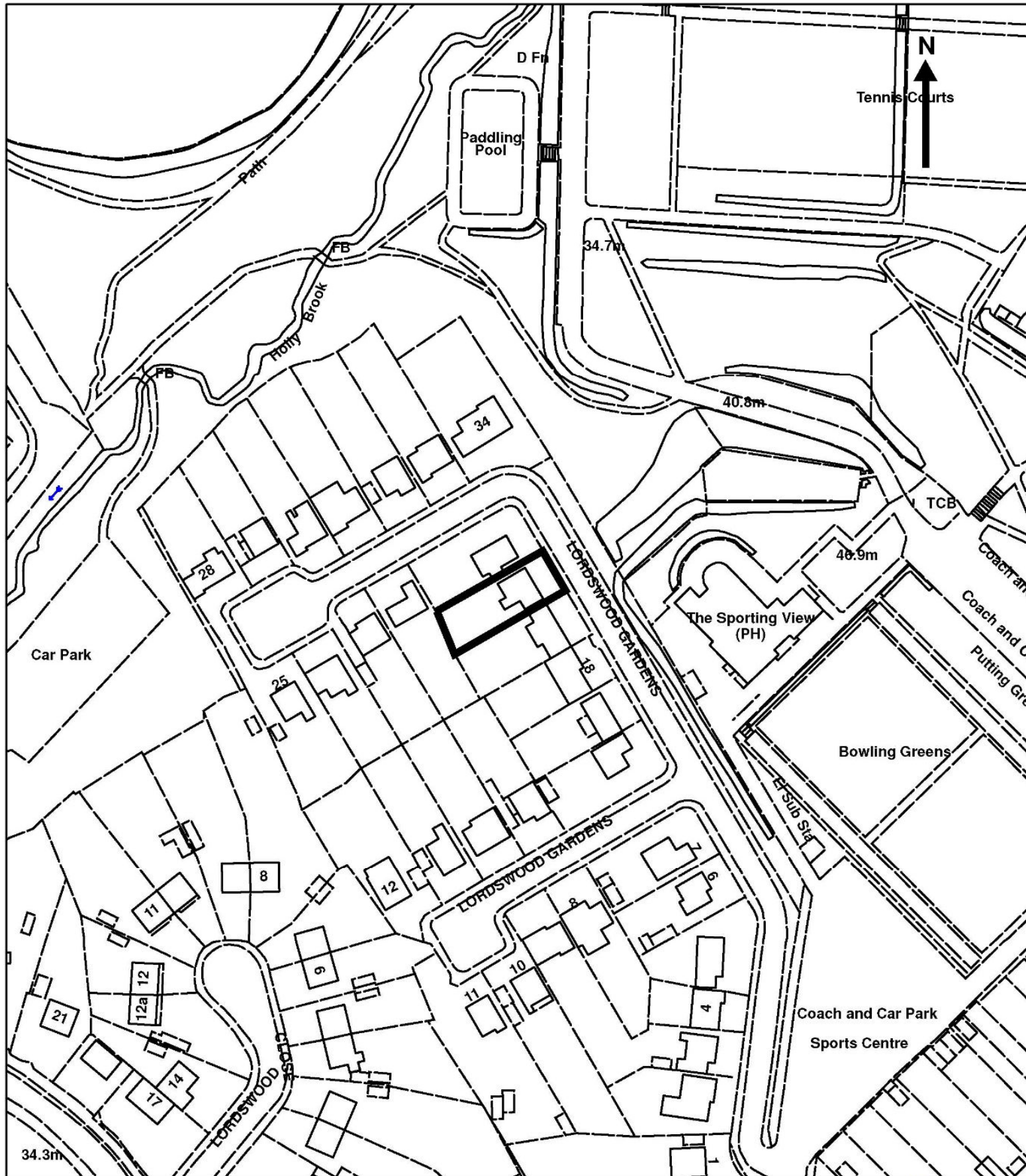
The extension is not subordinate to the original dwelling due to the lack of set back from the front elevation. As a result the extension would be unsympathetic to the form and proportions of the existing dwelling and, by reason of the width of the side extension, erodes the space between the house and 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.

14/01650/FUL



Scale: 1:1,250

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