

**Planning, Transport & Sustainability Division**  
**Planning and Rights of Way (East) Panel 15<sup>th</sup> September 2015**  
**Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 48 South Mill Road			
<b>Proposed development:</b> Erection of a single/two storey side extension and front porch			
<b>Application number</b>	15/01550/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Amber Trueman	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	22/09/2015	<b>Ward</b>	Milbrook
<b>Reason for Panel Referral:</b>	Request by Ward Member	<b>Ward Councillors</b>	Cllr Denness Cllr Furnell Cllr Galton
<b>Referred by:</b>	Cllr Furnell	<b>Reason:</b>	To ensure constituents views to be taken into consideration
<b>Applicant:</b> Mr & Mrs Carstairs		<b>Agent:</b> Design And Draw - Mr John Warwick	
<b>Recommendation Summary</b>		<b>Conditionally approve</b>	

<b>Community Infrastructure Levy Liable</b>	<b>Not applicable</b>
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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 the development plan as required by 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 (as amended 2015) and CS13 of the Local Development Framework Core Strategy Development Plan Document (as amended 2015).

<b>Appendix attached</b>	
1	Development Plan Policies

<b>Recommendation in Full</b>	<b>Conditionally Approve</b>
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## **1. The site and its context**

- 1.1 The application site is a two-storey, semi-detached dwelling house located on the northern side of South Mill Road. At present, the property includes a small front porch and comprises a living room, kitchen/diner, sun lounge and WC at ground floor level with a further three bedrooms and a bathroom at first floor level.
- 1.2 The property is located in a residential area characterised by two-storey, semi-detached houses, primarily with hipped roofs. The property also benefits from off-road parking for one to two cars to the front of the property.

## **2. Proposal**

- 2.1 Permission is sought for the erection of a part single storey, part two storey side extension and front porch in order to extend existing living areas and create a utility room and study.
- 2.2 The side extension will add an additional 19.98m<sup>2</sup> to the footprint of the house and the enlargement of the porch will be an additional 0.675m<sup>2</sup> on top of the original 2.36m<sup>2</sup> footprint. Both developments propose hipped roofs to match the existing roof and matching materials to 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 (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> 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 05/00557/FUL - Erection of single storey rear extension (Conditionally approved 23/05/2005).

## **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 **two** representations have been received from surrounding residents and one from Ward Councillor Furnell. The following is a summary of the points raised:

- 5.2 *Loss of light / Overshadowing: The proposed side extension will lead to a loss of light to number 50 South Mill Road which has three side windows and a door.*

Response:

Loss of light to a window which does not serve a habitable room does not result in unacceptable harm to residential amenity. In this case, only one of the windows referred to serves a habitable room; a lounge window located on the side elevation of the neighbour, facing the application site. Outlook and daylight to this window is limited by a four metre separation distance to the application property. The proposal will reduce that separation to 2 metres which will inevitably impact on the neighbouring lounge. However, the proposed extension has been designed to minimise the impact on the neighbouring property, as a whole, by ensuring that the first floor element respects the existing rear building line and by removing windows in the side elevation of the existing property. Taking this into consideration there is not considered to be significant harm to residential amenity that would justify the refusal of planning permission.

- 5.3 *Layout and Density of Building: The porch's depth will look out of character within the road and the Regent's Park area.*

Response:

After conducting a site visit to the area it was apparent that there are a variety of size and styles of front extensions. The proposed extension is only 0.48m<sup>2</sup> larger than could be constructed under permitted development. This is considered to be minor and as the design will be matching that of the proposed extension and tying in appropriately with the roof, it is thought to be an improvement on the existing front porch.

- 5.4 *Design, Appearance and Materials: The side extension height will overwhelm number 50 South Mill Road and it will be overbearing and unsightly. The roof tiles will also be at odds with the main roof and if recovering the whole roof, it must be undertaken to a good quality.*

Response:

As mentioned below, the proposal is thought to be relatively minor and has been considerably designed in order to minimise the impact upon the streetscene and the neighbouring properties. The two-storey section of the extension is set back from the front building line by approximately 1 metre, is just over 1.5 metres in width and is sympathetic in terms of design. A condition is suggested to ensure the materials used will match the existing house, in accordance with the submitted details.

- 5.5 *Building Quality / Internal Works: Insufficient information has been provided about internal alterations and the details of where joists will be replaced. Damage reparation was carried out as a result of damage from a World War II bomb and should be taken in to consideration.*

Response:

In this instance, both of these comments are not planning issues and would be dealt with by Building Regulations.

- 5.6 *Construction: There is insufficient room to allow for the construction of the extension entirely within the property owned by the applicants.*

Response:

Similarly to if the entire roof was retiled, the fact that access may be required to the neighbouring property for building works is a civil matter between residents of the properties involved.

**6. Planning Consideration Key Issues**

6.1 The determining issues for this application relate to; a) whether the proposed extension and front porch are acceptable in principle; b) whether the proposed development would have a harmful impact the character of the local area, and c) whether the proposal would have a harmful impact upon the residential amenities of surrounding neighbours or the occupants of the host dwelling.

6.2 Principle of Development

The proposed erection of a part single storey, part two storey side extension and front porch is in order to extend existing living areas and create a utility room and study for use of the occupants of the property. The side extension will add an additional 19.98m<sup>2</sup> to the footprint of the house and the enlargement of the porch will be an additional 0.675m<sup>2</sup> on top of the original 2.36m<sup>2</sup> footprint. Both of these additions are considered to be relatively minor and care has been taken to retain a 0.2m boundary distance which will result in a 2.2m separation between the host dwelling's two storey section of the extension and the main body of the neighbouring property at 50 South Mill Road. As such, the proposal is considered to be acceptable in principle.

6.3 Impact upon the Character of Existing Property and the Local Area

The proposed extension and porch are not thought to be out of proportion in relation to the site or the property and it should be noted that care has been taken to develop a design that is respectful of the character of the property and the local area. To elaborate, the side extension will sit level with both the front and the back of the existing property and the two storey section of the extension proposes a 0.9m set back from the front to target any potential terracing effect and a 3.5 set back from the rear to eliminate any harmful impact upon the neighbours. The extension is also seen as an acceptable size and scale in relation to the existing property and suitable consideration has been given to the roof of both extensions in regards to matching the existing roof style and pitch so that it fits in with the character of the road. Consequently, the proposed development is thought to have negligible impact upon the character of the existing property and the local area and is in compliance with Section 2.1, 2.3 and 2.5 of the Residential Design Guide (RDG).

6.4 Impact upon Residential Amenity

As aforementioned, care has been taken to retain a 0.2m distance from the boundary which will also result in a 2.2m separation from the main body of the neighbouring property at number 50. Additionally, the two storey section of the extension proposes a 3.5 set back from the rear to eliminate any harmful impact upon the neighbours. It is noted that this will be closer at the point where the single storey rear extensions of the host dwelling and of number 50 meet (0.2m), but this is not thought to present any notable harm to either the neighbours or the occupants of the host dwelling. The extension next door will also screen a lot of the development from the neighbours and as no side facing windows are proposed, the development is not thought to present any significant harm to the residential amenity of the neighbours. Similarly, there will be little reduction of

usable amenity space as a result of the development and therefore, the amenity of the occupants of the host dwelling shall not be harmed.

## **7. Summary**

7.1 This proposal is considered as an appropriate size and scale, the design is also in keeping within the street scene and that of the adjoining neighbours. Additionally, the extension and front porch would tie in appropriately with the existing red brick and rendered building, which complies with Core Strategy policy CS13. The separation distances and setbacks for the two storey section of the extension are seen as an acceptable attempt to retain privacy to both the applicant and the neighbouring residents and to prevent any terracing effect as a result of the development. Care has also been taken to match the roof style and pitch, which is consistent throughout the area, in compliance with Section 2.1, 2.3 and 2.5 of the Residential Design Guide (RDG). As such, it is judged that residential amenity will not be harmed and that the proposal is acceptable and recommended approval.

## **8. Conclusion**

The proposal for a part single storey, part two storey side extension and enlarged front porch is considered to be acceptable in principle as unacceptable harm shall not be caused to neighbouring amenity. In addition the site is considered large enough to deal with the proposal, the design is sympathetic to the character of the property, and the amenity of the occupants of the host dwelling shall not be harmed. For these reasons the scheme can be supported.

### **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) and 4(f)

### **AT for 15/09/15 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 - Materials to match [Performance Condition]**

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

03. 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 - (as amended 2015)

CS13            Fundamentals of Design

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

SDP1            Quality of Development

SDP7            Urban Design Context

SDP9            Scale, Massing & Appearance

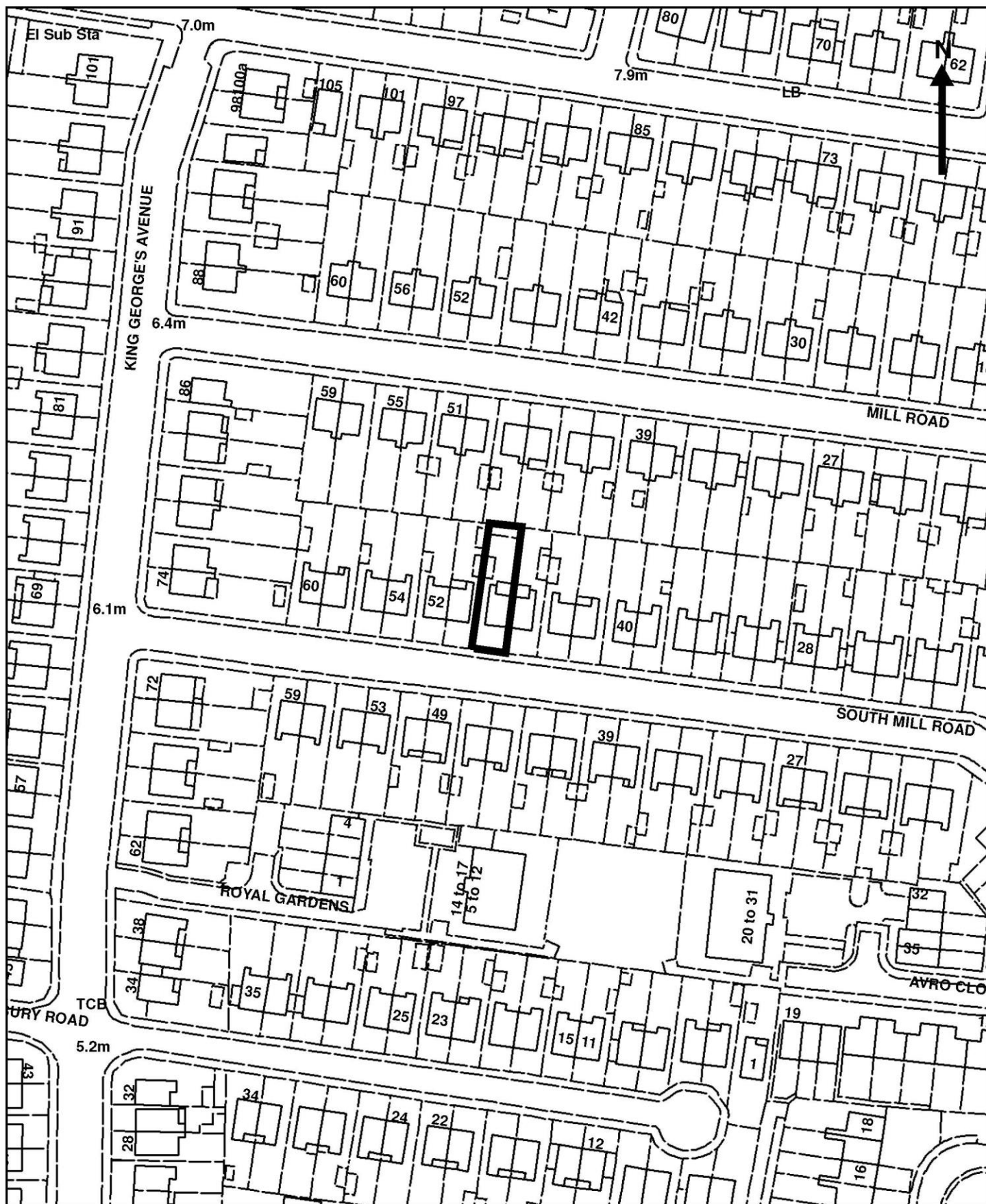
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework (2012)

# 15/01550/FUL



Scale: 1:1,250

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