

**Planning, Transport & Sustainability Division**  
**Planning and Rights of Way Panel 12<sup>th</sup> July 2016**  
**Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 13 Luccombe Road			
<b>Proposed development:</b> Erection of a part single storey, part two storey rear extension and porch to front elevation.			
<b>Application number</b>	16/00184/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>	18/07/2016	<b>Ward</b>	Shirley
<b>Reason for Panel Referral:</b>	Five or more letters of objection have been received	<b>Ward Councillors</b>	Cllr Coombes Cllr Kaur Cllr Chaloner

<b>Applicant:</b> Dr Knight & Dr Crump	<b>Agent:</b> Sanders Design Services Ltd
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<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), CS13 of the Local Development Framework Core Strategy Development Plan Document (as amended 2015) and the Residential Design Guide (September 2006).

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

**Recommendation in Full**

**Conditionally approve**

## **1. The site and its context**

- 1.1 The application site is a two-storey, semi-detached dwellinghouse located on the easterly side of Luccombe Road. At present, the property comprises a living room to the front of the ground floor with a kitchen, dining room, W/C and a utility room to the rear. The first floor then features 3 bedrooms and a bathroom.
- 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 on the hard-surfaced forecourt.

## **2. Proposal**

- 2.1 Permission is sought for the erection of a part single storey, part two storey rear extension and front porch in order to extend the existing kitchen and dining room into a larger open plan kitchen diner, to relocate the utility room and create a larger third bedroom at first floor level.
- 2.2 When the application was originally submitted, the proposal also included alterations to the roof of the property. The roof alterations have since been omitted from the planning application, with the agent confirming that the applicants will instead use their permitted development rights to carry out any further alterations they wish to achieve.

## **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 There is no relevant planning history at the 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. At the time of writing the report **6** representations have been received from surrounding residents. The following is a summary of the points raised:
- 5.2 “...the brickwork extension is overbearing”

Response: It is considered that the rear extension is an acceptable size for the size of the property and the site on which it is located. The design of the extension with the two-storey section set away from the adjoining neighbours aims to protect the amenity of neighbouring residents and appropriate separation from the surrounding neighbours will be retained. As such, the scheme is considered to be acceptable.

5.3 **“...what supports the brickwork walls of the upper floor?”**

Response: This issue is not a material planning consideration and will be dealt with by building regulations.

5.4 **“The porch is inaccurately drawn”**

Response: Following a site visit to the property the case officer was satisfied that the plans accurately represented the existing property and the proposed scheme is clear from the plans.

5.5 **“Such a large obtrusive, oversized extension is unnecessary and alters the building line.”**

Response: As aforementioned, the development proposed is judged to be an acceptable size in relation to the host property and the size of the site. The rear extension will be situated in line with the existing side building line and will not be prominent in the streetscene. The rear building line of the property will be changed but this is not thought to present unacceptable coverage of the rear garden and is thought to cause negligible impact to the character of the area.

5.6 **“...my light will be affected”**

Response: The design of the extension aims to minimise any possible loss of light or overshadowing. Due to the east facing gardens and the situation of other properties on the road, the adjoining neighbour may lose some light during mid-morning to early afternoon but following that, little light is received to the gardens. Overall it is judged that loss of light will be minor and due to the reasonable sized gardens the neighbour will be able to sit out elsewhere in the sun.

5.7 **“...the porch is out of keeping”**

Response: It is judged that the addition of a small porch will not harm the character of the dwelling and considering the dimensions meets all of the relevant criteria for permitted development the porch is considered to be acceptable.

5.8 **“The full width extension, the unbalanced first floor bedroom extending out along with the vertical second floor addition will give us a greater sense of enclosure.”**

Response: It is judged that, though the rear extension will have two storeys in part, the retention of acceptable separation from the surrounding neighbour's properties will mitigate the impact of the 3m depth.

5.9 **“In the event that it is proposed the property will become an HMO this would give rise to further concerns regarding security and parking and potential**

## **impacts on this largely family neighbourhood.”**

Response: The current application does not propose any change of use. The property is a family dwellinghouse and the extension will be for uses ancillary to this use. In order to convert to an HMO, a further application will be required, at which time comments relating to this will be accepted. For this application, no further considerations will be made.

- 5.10 **“I question the validity of the note saying the loft conversion complies with permitted development rules. The application has been made because the 2 storey extension is outside the permitted development rules under ‘Class A (h) as it is above 4m height, has more than one storey and its width extends the full width of the property. As all classes need to be considered together to be permitted development, the non compliance of one element negates the deemed permitted approval of the others.”**

Response: It is open to the applicant to submit a certificate of lawful development for any proposed roof alterations intended to be constructed under permitted development. If works to the roof proceed and they do not comply with permitted development criteria, then the Council can use its Enforcement powers to remedy the breach. A note to applicant will be added to the Decision Notice to ensure that any works intended to be carried out under permitted development are first checked with the Council.

## **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

As aforementioned, the extensions are proposed to extend existing living areas in the property for the use of the occupants. The rear extension will add an additional 18m<sup>2</sup> to the footprint of the ground floor and 12.80m<sup>2</sup> at first floor level. The addition of the porch to the front elevation will create an additional 2.93m<sup>2</sup> of floor space. Both of these additions are considered to be relatively minor and care has been taken to retain a 2.15m distance from the boundary, in line with the existing spacing between properties. Overall, there will be a 5m separation between the host dwelling’s two storey section of the extension and the side wall of 11 Luccombe Road. Though there is an outbuilding featured to the rear of the garden, the site is considered large enough to cope with the additional development and it is not considered to present unacceptable coverage of the curtilage. 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 considered to be subservient in relation to the site and the property. 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 two-storey section of the extension is set down from the height of the original roof and proposes a hipped roof which will match the hipped style of the

original roof. The single storey section of the extension and the front porch will feature pitched roofs which are also considered to be in keeping with the character of the area. In addition, the windows proposed match the proportions of those displayed both on the semi-detached pair and in the rest of the road, thus linking in well with the original property and the character of the area. These aspects of the design all target potential issues of a larger extension and as such, the design is deemed acceptable.

6.4 Overall the extension is seen as an acceptable size and scale in relation to the existing property and suitable consideration has been given to the design and materials will fit in with the character of the area. 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, 2006).

6.5 Impact upon Residential Amenity

Due to the two-storey height of the development, care has been taken to retain the 2.15m distance from the boundary and 5m separation from the neighbouring property at number 11. Additionally, though the single storey part of the extension is on the boundary with the adjoining property of no. 15, the 2.4m eaves height and 3.3m maximum height is comparable with the level of development that could be considered permitted development. It is thus considered to have a negligible impact to the directly adjoining neighbour and is deemed acceptable. With further regard to neighbouring amenity, the two storey section of the extension will be set 2m away from the adjoining neighbour at number 15 Luccombe Road in order to eliminate any harmful impact on outlook or daylight that could arise due to the two-storey height. The extension proposes no side facing windows and is therefore not thought to present any significant harm to the residential amenity of the neighbours. Similarly, there will be little reduction of usable amenity space in the garden as a result of the development and consequently, the amenity of the occupants of the host dwelling shall not be harmed.

7. Summary

7.1 This proposal is considered to be an appropriate size and scale for the host site and the design is also judged to be in keeping with the character of the area, the host property and that of the directly adjoining property. Additionally, the extension and front porch would tie in appropriately with the existing red brick building, which complies with Core Strategy policy CS13. The separation distances to be retained, especially with regard to the two storey section of the extension are seen as an acceptable attempt to retain amenity to both the applicant and the neighbouring residents and to prevent any overshadowing 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. As such, the scheme is recommended approval.

8. Conclusion

8.1 The proposal for a part single storey, part two storey rear extension and front porch is considered to be acceptable in principle as 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), 4(f) and 6(a)

**AMBERT for 12/06/16 PROW Panel**

## **PLANNING CONDITIONS**

### **01. Timing Condition**

The development works hereby permitted shall begin no 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. Materials to match**

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. 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.

### **04. No other windows or doors other than approved**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

**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

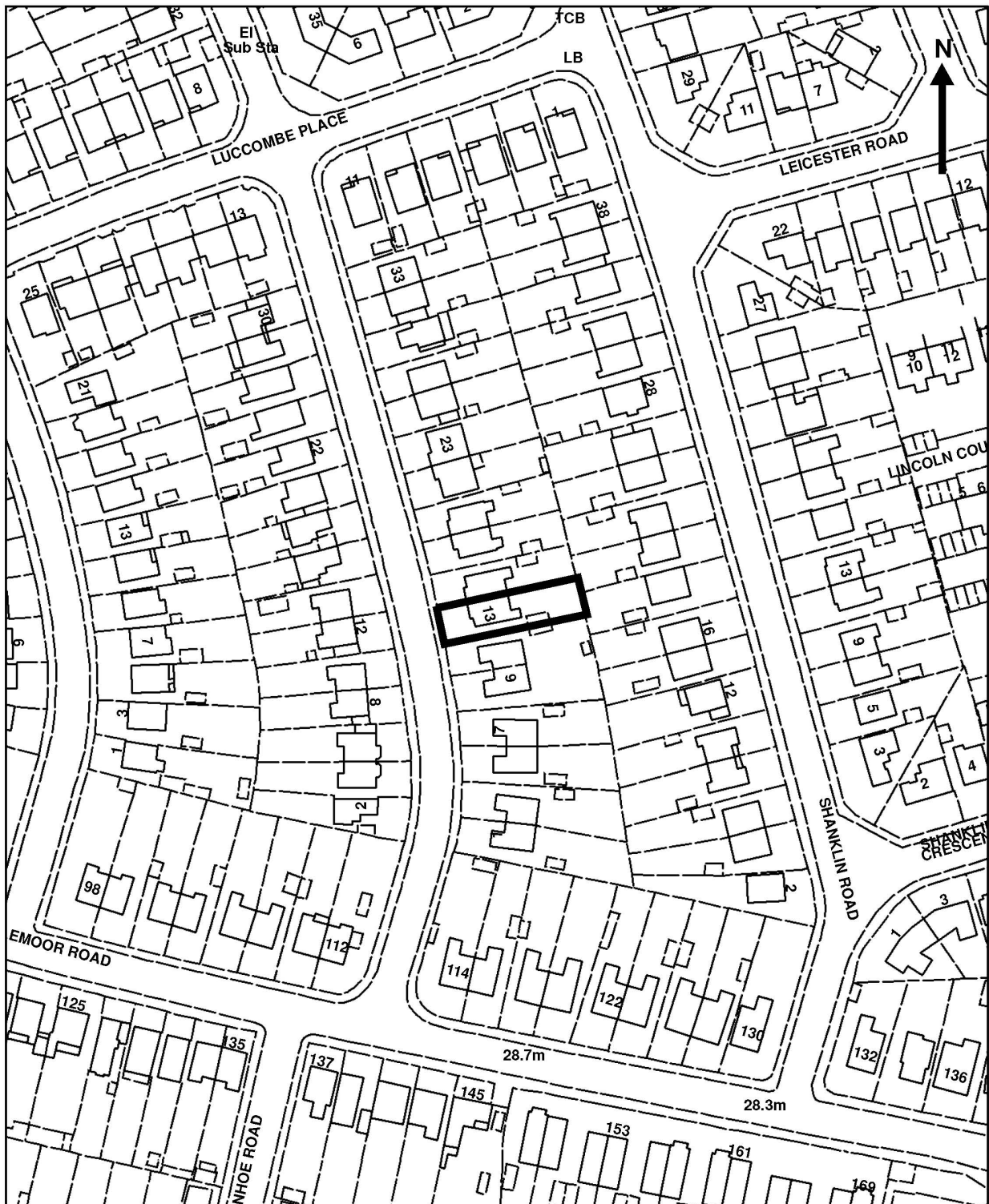
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework (2012)

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Scale: 1:1,250

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