

Planning and Rights of Way Panel 14th March 2017
Planning Application Report of the Service Lead; Infrastructure, Planning and Development

Application address: Flat 1, 19 Darwin Road, Southampton			
Proposed development: Erection of a single storey rear extension			
Application number	16/01926/FUL	Application type	FUL
Case officer	Mat Pidgeon	Public speaking time	5 minutes
Last date for determination:	16.01.2017	Ward	Freemantle
Reason for Panel Referral:	More than five letters of objection have been received	Ward Councillors	Cllr Parnell Cllr Shields Cllr Moulton
Applicant: Mr Rana		Agent: ACA Design Limited, Mr Amrik Chahal.	
Recommendation Summary		Conditionally approve	
Community Infrastructure Levy Liable		No	

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 including neighbouring amenity, parking pressure and the quality of the residential environment created 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 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), and CS13 and of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full
Conditionally approve

1. The site and its context

- 1.1 The property is a semi-detached two-storey dwelling house located on the southern side of Darwin Road between the junctions of Atherley Road and Thornbury Avenue. The property has been subdivided into four separate flats, two on each floor.

2. Proposal

- 2.1 The application proposes a single storey rear extension to the main part of the building on its eastern side. The proposed extension would have a flat roof approximately 3.1m metres from ground level, be constructed of brickwork to match the existing and a white upvc obscurely glazed window to match the existing windows on the building. Only one window is proposed and it would be positioned in the southern elevation. The depth of the extension would be 1.8m and the width would be 2.4m.
- 2.2 The application also includes moving the window serving a habitable room in the flat to the rear of the building (flat 2) further to the south. The building is within the same ownership allowing this to take place.

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 1970 planning permission was granted to convert the building into four separate flats.
- 4.2 In December 2009 planning permission was granted for a flat roof single storey rear extension to flat 2.

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. At the time of writing the report **5 representations** have been received from surrounding residents.

5.2 The extensions would represent an overdevelopment of the site

- 5.3 Comment The footprint of the dwelling would change relatively slightly as a consequence of the development and taking into account the property in relation to the plot, and that only limited views of the extension would be possible, it is considered that the proposal does not constitute an overdevelopment of the site. In addition it is noted that as a consequence no additional bedrooms are being created and there is no harm created to the

residential environment experienced by existing residents.

5.4 The proposals would be out of character

5.5 Comment Whilst the introduction of a small single storey extension would represent an introduction of differing design to the property, the extension will only be visible from the neighbouring property at number 17. The impact on character is not significant and does not justify refusal given the small scale nature of the extension proposed. Furthermore the extension would not be easily visible from the public realm thus the overall character of the dwelling will not be impacted. It is also noted that the structure could be constructed under permitted development rights if the structure was 3m in height or less (rather than 3.1m) and if the property was still a single dwelling house rather than having been separated into four flats.

5.6 Design - loss of windows to habitable room

5.7 Comment The design leads to the removal of a south facing habitable room window however there would remain a window in the side elevation of the bedroom ensuring that outlook, ventilation and light to the room will be achieved. The occupants also have access to the lounge/dining room to the front which provides alternative outlook. The quality of the residential environment created for the occupants will be acceptable as a consequence of the development. Furthermore the occupier of the flat to which this permission relates has not objected to this application.

5.8 Air pollution from traffic and parking pressure

5.9 Comment The proposed extension cannot be directly linked, in planning terms, to an increase in air pollution or parking pressure in the locality that would justify a refusal. The scheme does not result in a new residential unit being formed or an increase in the number of bedrooms within the building.

5.10 Noise

5.11 Comment The scheme does not result in a new residential unit being formed or an increase in the number of bedrooms within the building thus provided that residents behave reasonably there should be no reason that noise will increase as a result. The Council must plan for reasonable behaviour. There is separate legislation to manage noise generated from domestic properties.

6. Planning Consideration Key Issues

6.1 The application needs to be assessed in terms of:

- design and impact on the character of the building,
- impact on neighbouring residential amenity
- quality of the residential environment created.

Design and impact on the character of the building

6.2 The extension is at ground floor and has a footprint of just 4.3m square metres which will be sufficient to provide an improved bathroom for flat 1. The location is to the rear of the main section of the building so that it will not be easily visible from the public realm. The extension will be constructed of brick with uPVC windows and whilst it may appear unusual when viewed from the neighbour at number 17 it will not be a significantly harmful addition

in terms of character. The proposal would not warrant a refusal on the basis of impact on local character.

Impact on neighbouring residential amenity

- 6.3 Side facing windows in the west elevation of number 17 are obscurely glazed therefore outlook from the property will not be harmed as a consequence of the scheme. The extension will also not be overbearing or dominant when viewed from the side access or garden serving number 17.
- 6.4 As a consequence of negotiation with council officers the window serving a habitable room in the flat to the rear of the building (flat 2) will be moved further to the south to ensure that outlook enjoyed by the occupants will not be harmed by the proposed structure. A condition will be required to secure this.

Quality of the residential environment

- 6.5 As a consequence of the proposal the ground floor flat at the front of the property will be improved by moving the existing bathroom (which occupies space within the bedroom) into the extension thus increasing available floor space within the bedroom.

7. Summary

- 7.1 The proposed addition would not be visually prominent in the street, is considered to sufficiently preserve the character of the building, would not have a harmful impact on neighbouring residential amenity and would improve the residential environment created for the occupants. The concerns regarding parking are noted but not relevant to the development proposed for which approval is recommended.

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), 1(b), 1(d), 2(b), 2(d), 4(f), 6(a),

MG for 14/03/2017 PROW Panel

PLANNING CONDITIONS

1. Full Permission Timing Condition (Performance Condition)

The development 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).

2. Materials to match (Performance Condition)

The materials and finishes to be used for the external walls, 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.

3. Approved Plans (Performance Condition)

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.

4. Window (Performance condition)

Prior to the first occupation of the improved bathroom extension hereby approved the window serving flat 2 shall be moved as detailed in the amended plan 2016/01 rev A received 10th Feb 2017.

Reason: To safeguard outlook from a neighbouring habitable room in the interests of neighbouring residential amenity.

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 and Appearance

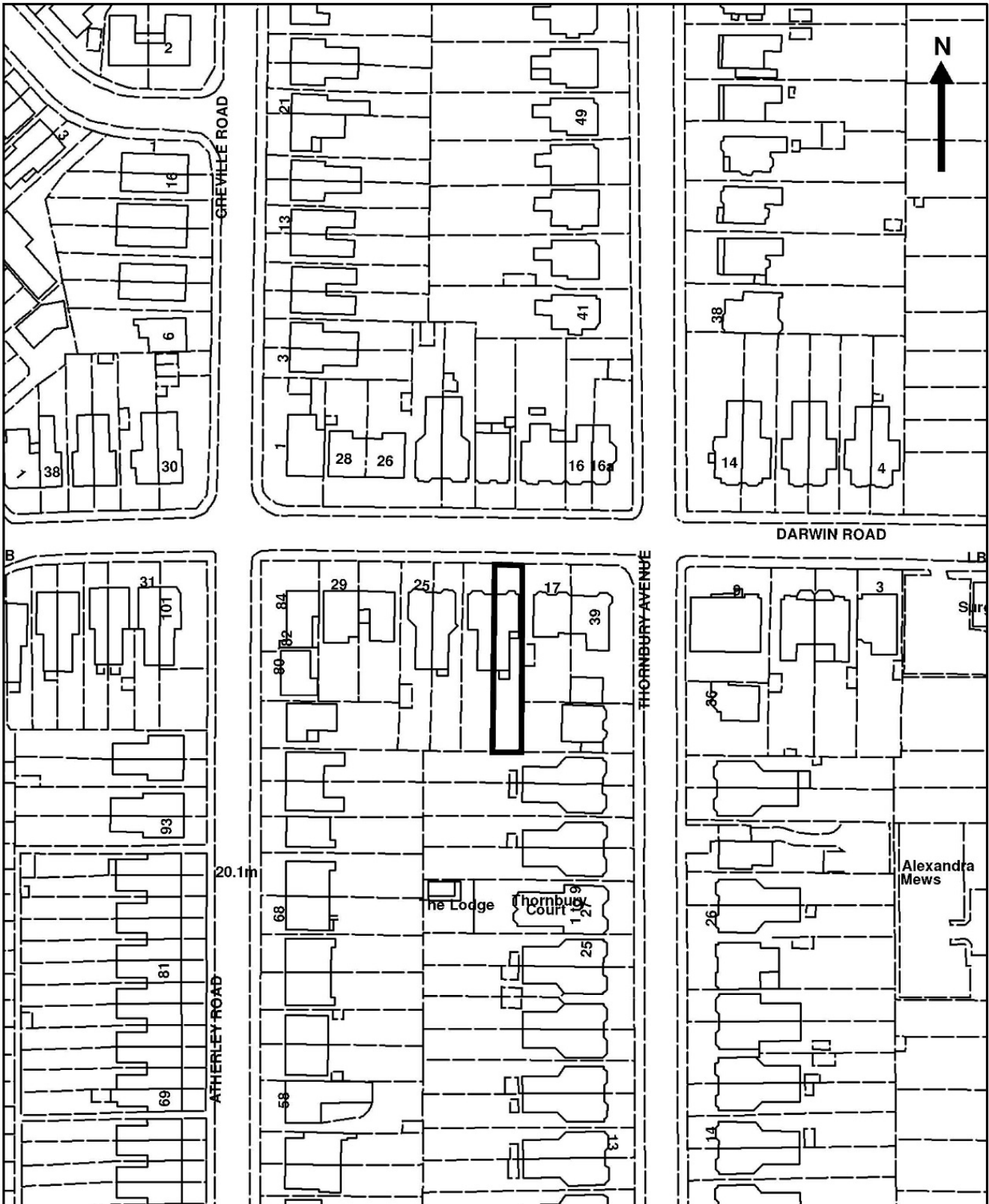
Supplementary Planning Guidance

Residential Design Guide (September 2006)

Other Relevant Guidance

The National Planning Policy Framework (March 2012)

16/01926/FUL



Scale: 1:1,250

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