

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 4th April 2017
Planning Application Report of the Service Lead; Planning, Infrastructure, and Development.

Application address: 7 Willis Road			
Proposed development: Construction of a single storey outbuilding for storage and parking purposes, to the rear of the property following demolition of the existing outbuilding			
Application number	17/00083/FUL	Application type	FUL
Case officer	Harry Heywood	Public speaking time	5 minutes
Last date for determination:	20/03/2017	Ward	Bassett
Reason for Panel Referral:	Receipt of over 5 letters of representation	Ward Councillors	Cllr Painton Cllr Mintoff Cllr Vassilou

Applicant: Mrs. G. Kaur	Agent: Mr. A. Chahal
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Recommendation Summary	Refuse
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Community Infrastructure Levy Liable	No
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Appendix attached
1 Development Plan Policies

Recommendation in full: Refuse Planning Permission

Reason for Refusal:

The proposed outbuilding is considered excessive and out of character, in particular its height and width on the site, with the scale of developments in the area. Furthermore, the footprint, height and proximity to the boundary with nos 36a and 38 Bassett Green Road, largely spanning the full width of these gardens would appear over-bearing and oppressive when viewed from the neighbouring gardens. The use of the garages by vehicles would also erode the enjoyment of the adjoining neighbouring gardens, particularly those at 36a and 38 Bassett Green Road, due to noise and disturbance. This would, therefore, be harmful to the amenities currently enjoyed by these residents. The development is therefore contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review amended version (March 2015) and Policy CS 13 of the Southampton City Council Local Development Framework Core Strategy (2015).

1 The site and its context

- 1.1 The property is a large, inter-war detached three-storey dwelling, which has been extended and converted to six residential flats. There is a detached garage at the rear within the rear garden area. The site is situated on the northern side of Willis Road and is located within a predominantly residential area. The application site is similar in size to the adjoining detached dwelling plots.
- 1.2 The ground level slopes very gently down from the front of the dwelling to the rear garden boundary (north to south).

2 Proposal

- 2.1 This planning application proposes the construction of a large outbuilding close to the rear boundary of the site. The building is to be used to accommodate two garages, car port and a cycle store for up to eight cycles, following the demolition of the existing garage on the site. The building will have dimensions of 18.8m in length, 6.1 in width, with a maximum height of the pitched roof of 4.2m to the ridgeline of the roof from ground level.
- 2.2 The proposal also includes the provision of areas of hardstanding for the access, egress and turning of vehicles on the site.
- 2.3 All new windows would face into the garden of the host dwelling. There are no new windows proposed that would result in overlooking for neighbouring properties to the north of the site.
- 2.4 As a result of the works, there would be a large proportion of the useable garden taken up with the new outbuilding and associated hardstanding for vehicle use.

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 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.
- 3.3 Saved Policy SDP1 (Quality of development) of the Local Plan Review allows development, providing that it does not unacceptably affect the health, safety and amenity of the city and its citizens. Policy SDP7 (Context), SDP9 (Scale, Massing, and Appearance) and SDP16 (Noise) allows development which will not harm the character and appearance of the local area, and seeks high quality building design which respects the surrounding area in terms of scale and massing and protects noise sensitive development from noise generating uses and activities. Policy CS13 (Fundamentals of Design) of the Core Strategy assesses the development against the principles of good design.

4 Relevant Planning History

- 4.1 A summary of the planning history of the site is included in Appendix 2. There have been no recent or relevant applications.

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. Prior to the time of writing the report **16** representations (9 objections and 7 support) have been received from a number of local residents from the area surrounding the site. In addition to this an objection has been received by Ward Councillor Vassilou. The following is a summary of the relevant points raised:

- 5.2 **Vehicles using the back garden of the site will cause increased noise and disturbance for the adjoining residents.**

RESPONSE: This is correct, the additional vehicles utilising the site would bring increased noise and disturbance for the adjoining residents, whose gardens immediately adjoin the site.

- 5.3 **The proposal would result in overdevelopment of the site, particularly in relation to the separation between the building and the adjoining dwellings to the rear of the site.**

RESPONSE: The overall size of the building, which virtually fills the whole width of the plot, is considered excessive and takes up a significant proportion of the site area. The large outbuilding would be sited close to the boundary of the site with the adjoining dwellings to the rear, which would dominate the rear aspect of these adjoining dwellings. The impact on the residential amenities of the occupants of the adjoining dwellings to the north of the site would be significant. The site is considered to be incapable of satisfactorily accommodating the new outbuilding. The garden area remaining for the use by the residents of the flats within the former dwelling on the site would be somewhat diminished.

- 5.4 **The design is out of character with the adjoining development in the area.**

RESPONSE: The host dwelling and neighbouring dwellings are not Listed, Locally Listed, or within a Conservation Area. Therefore, in order to respect the local character, the size, siting and design of the building does need to generally respect the scale, mass, layout and materials of the host and neighbouring buildings in the overall design and needs to be clearly subordinate to the main house. In this regard, the proposal is not considered to be consistent with these principles.

- 5.5 **The structure would provide needed storage for residents of the building.**

RESPONSE: There is no objection, in principle, to the provision of a storage building for residents. The scale of the structure as proposed is, however, considered to be harmful to residents of both the host property and neighbouring properties.

- 5.6 **The grounds to the property are more substantial than the neighbouring properties.**

RESPONSE: There is a mix of garden sizes within the surrounding area however, whilst the erosion of garden space is not considered harmful in

itself, it is the size of the outbuilding which is inconsistent with the general pattern of development in the area.

6 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- Principle of the development;
- Impact on the character of the development in the locality and local area and;
- Impact on the amenity of neighbouring residents.

6.2 Principle of the development

6.3 There are no policies within the Development Plan which object, in principle, to the construction of outbuildings for existing dwellings. Therefore, the development must therefore be judged in terms of its potential impact on the overall character of the area and on the amenity of neighbouring residents of dwellings in the surrounding area.

6.4 Impact on the character of the host dwelling and local area:

6.5 The Local Plan and the Core Strategy support development that respects the character, scale, massing and appearance of the local area, as supported by the Local Policies SDP1, SDP7, SDP9 and the Core Strategy Policy CS. These policies provide detail for assessing the acceptability of a proposal on character/design grounds:

6.6 Development proposals should be in keeping with the scale, massing and height of neighbouring buildings and with the density and landscape features of the surrounding area.'

6.7 New development must take account of the existing character of the surrounding area. The design of new buildings should complement the street scene, with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.

6.8 The proposed building would not be clearly visible within the street scene, as it is to the rear of the host dwelling and single-storey in scale. Notwithstanding this, the proposal is considered not to be in keeping with the general scale, massing and height of the neighbouring buildings due to the variation and layout of the neighbouring buildings. The building will have an overall height in excess of 4m, which extends across almost the whole width of the plot. In addition, the proposed building will have considerable bulk when viewed in the context of the adjoining domestic gardens within the local area, particular those beyond the rear site boundary at 36a and 38 Basset Green Road.

6.9 Impact on the amenity of neighbouring residents.

6.10 The impact on the neighbouring dwellings of the proposed outbuilding would be significant and its height, in excess of 4m, greatly exceeds the 2m height of the boundary fencing for the dwellings to the rear of the site. The building will be clearly visible from the rear gardens and dwellings to the rear of the site.

- 6.11 The proposed building would result in a building of approximately 2m higher than the existing boundary fence along this common boundary. The proposal would be visible when viewed from the adjacent rear gardens of the row of dwellings to the rear and is considered to be overbearing for the adjoining residents.
- 6.12 The use of the building for the storage of motor vehicles will bring increased noise and disturbance for the occupants of the adjoining dwellings close to the site. The resultant loss of residential amenities for the adjoining neighbours utilising their rear gardens in particular would be significant.

7 Summary

- 7.1 The design is considered not to respect the existing character of the surrounding area, with particular reference to the scale, massing, and appearance of neighbouring properties (policies SDP7, SDP9, CS13). It is considered that there will be a detrimental impact on the amenity of neighbouring residents at 36a and 38 Bassett Green Road, this is judged to be significantly harmful (policies SDP1 & CS13). In addition, the amenity of the occupants of the adjoining dwellings will be harmed (policies SDP1, SDP16 and, CS13).

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1a, b, c, d, 2b, d, g, 4f, 6a,

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)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Relevant Planning History

04/01285/OUT - Means of access - Refused 01.11.04

03/01312/OUT - Three storey block of flats - Refused 28.10.03

940373/W - Single storey rear extension - Approved 21.05.94

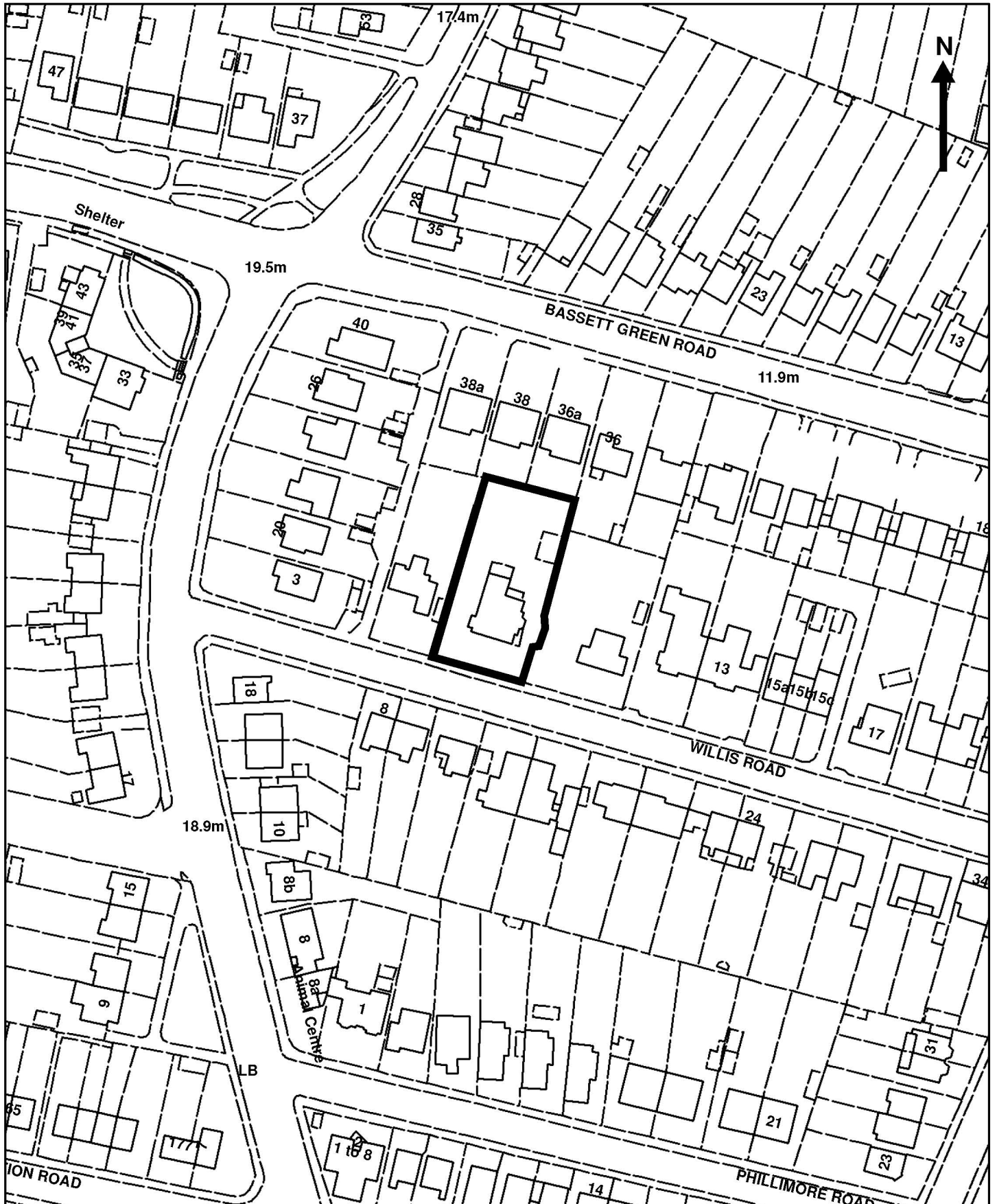
860997/M - Outline 16 Elderly Flats – Refused 26.11.86

1495/MB - Garage - Approved 29.07.75

1439/106 - Garage extension - Approved 13.06.72

1373/47 - Change of use to Bed Sits and Flats - Approved 20.06.69

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Scale: 1:1,250

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