

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 23rd May 2017
Planning Application Report of the Service Lead; Infrastructure, Planning and Development

Application address: 11 St Aubins Avenue			
Proposed development: Erection of part single, part two storey rear extension with alterations to roof to include hip to gable extension with side facing dormer to facilitate loft conversion			
Application number:	17/00117/FUL	Application type:	FUL
Case officer:	Jenna Turner	Public speaking time:	5 minutes
Last date for determination:	27.03.17	Ward	Sholing
Reason for Panel Referral:	Request by Ward Member	Ward Councillors:	Cllr Wilkinson Cllr Baillie Cllr Hecks
Referred to Panel by:	Cllr Hecks	Reason:	Excessive depth and impact on the adjoining property to the east.
Applicant: Mr Michael Blackwood		Agent: N/A	
Recommendation Summary		Conditionally Approve	

Community Infrastructure Levy Liable	No
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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 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 (Amended 2015); CS13 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) and The Residential Design Guide Supplementary Planning Document 2006.

Appendix attached			
1	Development Plan Policies	2	Planning History

Recommendation in Full

Conditionally approve

1. The site and its context

1.1 The application site comprises a detached two-storey dwellinghouse, located within a residential street of similar style properties. The area is suburban in character. The property is located within a generous size plot and there is an existing single-storey extension to the rear of the dwelling.

2. Proposal

2.1 The application proposes extensions to the rear of the property which comprises a part single-storey extension and a part two-storey extension, with accommodation in the roof space. The two-storey extension would project an additional 2.16 metres to the rear of the property from the original rear building line and would have a gabled roof form to provide roof-level accommodation. The single-storey extension has a flat roof design and would project a further 5.18 metres to the rear (a combined depth of 7.34 metres with the first floor element). This would be just under 4 metres deeper than the existing single-storey rear extension, proposed to be demolished. In addition to this, a pitched roof dormer window would be provided to the west-side roof slope of the property.

2.2 The extensions would facilitate the provision of a larger kitchen/living space at the ground floor, larger bedroom and additional bathroom at first floor and two loft rooms.

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) and SDP9 (Scale, Massing, and Appearance) 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. Policy CS13 (Fundamentals of Design) of the Core Strategy assesses the development against the principles of good design.

4 Relevant Planning History

4.1 In 2013 planning permission was approved for a first floor rear extension with side and rear dormer windows (planning application reference 13/01474/FUL). This permission was not implemented and has now lapsed. A copy of the approved plans are included as **Appendix 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 which included notifying adjoining and nearby landowners. At the time of writing the report **1** representation have been received from Ward Councillor Hecks. The following is a summary of the relevant points raised:

5.2 ***The excessive depth of the extension would have a harmful impact on the amenities of the occupiers to the east of the site (no. 13). The proposal represents an over-development of the site.***

RESPONSE:

The proposed extensions would project approximately 2.6 further to the rear than the neighbouring single-storey extensions at no. 13. The projection of the two-storey element is limited in depth and the presence of a driveway between the two properties ensures that the impact of the proposal would not be harmful to the neighbouring occupiers. In terms of the single-storey extension, the flat-roof design and, therefore, minimal height, together with the separation to the neighbour at no. 13 and extensions to the rear of this property will ensure this part of the proposal is also not harmful to residential amenity. The extensions would leave a significant rear garden (in excess of the Residential Design Guide Standards) meaning that the plot would not appear over-developed as a result of the development.

6 Planning Consideration Key Issues

6.1 The application needs to be assessed in terms of the impact on the character of the area and on the amenities of local residents.

6.2 Design and Impact on Character:

6.3 The Local Plan and the Core Strategy support development that respects the character, scale, massing and appearance of the local area. The Residential Design Guide provides more specific guidance with regards to the design of extensions to dwellings. In particular, it requires extensions to not dominate the appearance of the house; leave adequate garden space and; respect the roof form and pitch of the main house. Flat roof extensions are resisted where the storey height of the extension is similar to the original building. Dormer windows should adopt the roof form of the main house and kept away from the ridge, eaves and verges of the main roof.

6.4 The second floor accommodation is designed within the roof space, maintaining a pitched, tiled roof and with sympathetic proportions to the main dwelling. Whilst the original roof pitch is altered, designing the gable to the rear of the property minimises the impact of this change on the character of the area. Furthermore, the limited projection of the two-storey element ensures that the additions do not appear over-dominant. Whilst a number of alterations are proposed, the detached nature of the dwelling and the spacious nature of the plot means that the works can be accommodated without the plot appearing over-developed. The proposed side dormer window would be visible from the street, however, it is designed with a pitched roof and set back from the front of the dwelling, with spacing between

the dormer and the original eaves line and ridge line of the dwelling. Furthermore, the dormer itself does not dominate the western roof slope. As such, this element is considered to integrate well with the design of the dwelling and the street scene as a whole.

6.5 Impact on the amenity of residents.

6.6 The rear extensions would be built up to the boundary with the neighbouring property at no. 13. The neighbouring property has been previously extended at ground floor level. At first floor level, the window closest to the boundary with the application property serves a bathroom. The proposed two-storey extension would not project as far as the neighbouring ground floor extensions meaning that this element would not impact on the enjoyment of the garden of this neighbour, nor adversely affect outlook from and daylight to rear-facing ground floor windows in the neighbouring dwelling. At first floor level, the modest rearward projection of the proposed two-storey extension would ensure that this extension would not adversely affect outlook from and daylight to first floor habitable room windows in the rear elevation of the neighbouring property. There is a gap of over 3 metres between the proposed extension and the boundary with no. 9. This gap is sufficient to ensure that the proposals would not have a harmful impact on the outlook and daylight of this neighbour.

6.7 Whilst the single-storey extension has a substantial rearward projection, its height is limited by the flat-roof design and its impact minimised by the presence of extensions to the rear of the neighbouring property at no. 13 and an intervening driveway. The height of the extension means that a harmful over-shadowing impact would not occur as a result of the development. Furthermore, it is important to note that, in the absence of objections from the adjoining neighbours, a single-storey extension could be built to the same depth without requiring planning permission.

6.8 No habitable room windows are proposed on the side elevations or roof slope of the extensions and so a condition is suggested to ensure that all new side-facing windows are obscure glazed and fixed shut up to a height of 1.7 metres from the internal floor level. This will ensure no harmful overlooking of the neighbouring properties.

6.9 The length of the rear garden of the property means that the introduction of the gable end and roof-level windows would not result in a harmful loss of privacy to neighbours beyond the rear boundary of the site.

7 Summary

7.1 The proposed extensions would not result in significant harm to the character and appearance of the area. The spacing between properties, and limitation of the projection of the two-storey extension means that the impact of the proposal would not be harmful to neighbouring occupiers. Whilst the single-storey extension has a deep projection, its limited height and the detached nature of the property means that this would not have a harmful impact on residential amenity.

8 Conclusion

8.1 Taking a balanced assessment of the details discussed above, this application is recommended for approval for the reasons set out above.

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,

JT for 23.05.17 PROW Panel

PLANNING CONDITIONS

01. Full Permission Timing Condition (Performance)

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).

02. 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. Obscure Glazing (Performance Condition)

All windows in the side elevations, located at first floor level and above of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

Reason: To protect the amenity and privacy of the adjoining property.

04. 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
H7 The Residential Environment

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

13/01474/FUL – First floor rear extension with side and rear dormers – Conditionally Approved 05.11.13



