

Planning and Rights of Way Panel 24 April 2018
Planning Application Report of the Service Lead – Infrastructure, Planning and Development

Application address: 4 Primrose Road, Southampton			
Proposed development: Erection of part single storey, part two-storey rear extension (retrospective)			
Application number	17/01669/FUL	Application type	FUL
Case officer	Amber Trueman	Public speaking time	5 minutes
Last date for determination:	21.11.2017	Ward	Bassett
Reason for Panel Referral:	Request by Ward Member	Ward Councillors:	Cllr B Harris Cllr L Harris Cllr J Hannides
Referred to Panel by:	Cllr B Harris	Reason:	Overbearing, out of scale, out of character for the area and non-compliance with the conditions of application ref. 16/00346/FUL

Applicant: Mr Sihota	Agent: Sanders Design Services Ltd
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Recommendation Summary	Conditionally Approve
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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, SDP9 and H4 of the City of Southampton Local Plan Review (Amended 2015) and CS13 CS16 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015), the Residential Design Guide (September 2006) and the relevant sections of the HMO Supplementary Planning Document (amended May 2016).

Appendix attached			
1	Development Plan Policies	2	Panel report (20/02/18)

Recommendation in Full

Conditionally approve

1. Application Site Visit & Background

- 1.1 The application was originally presented to Panel on the 20th February 2018 with a recommendation for conditional approval (the original report is attached as Appendix 2). The decision was made at this meeting to defer the decision in order to allow the Panel to undertake a site visit to view the property themselves from the rear gardens of the application site and the neighbouring property at 2 Primrose Road.
- 1.2 This site visit was undertaken on the morning of Wednesday 7th March 2018. As such, the item has come back to Panel for consideration and determination. The officer's recommendation has not changed although an additional condition is proposed to resolve the render and gutter to the extension's southern elevation.

2. Conclusion

- 2.1 Following the accompanied site visit officers are of the opinion that, whilst the physical form of the extension and its impact on the neighbour are both acceptable, the applicant should replace the render and gutter to the eaves line on the southern elevation with matching materials. As the works are retrospective a 3 month timescale for completion of these works is recommended.
- 2.2 The Panel will note that the request for a section demonstrating the need for an increase in building height has been declined by the applicant. Officers feel that a decision can be made without this information, particularly following the site visit.

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 24/04/18 PROW Panel

PLANNING CONDITIONS

01. Number of occupiers

The number of occupiers at the property in connection with the development hereby permitted shall not exceed 5 persons.

Reason: In the interests of protecting the residential amenity of local residents from intensification of use and define the consent for avoidance of doubt.

02. Retention of communal spaces

The communal rooms as shown on the plans hereby approved (namely, the kitchen, lounge, bathroom and shower room) shall be retained for their purposes whilst the property is in use as an HMO.

Reason: In the interests of the living conditions of the occupiers of the HMO.

03. Materials to match (Performance Condition)

Within 3 months from the date of this consent, the materials and finishes used for the external walls, windows (including recesses), drainage goods and roof on the side (south facing) elevation shall be amended so as to 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 better visual quality and satisfactory visual relationship of the new development to the existing.

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.