

Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 18 January 2011  
 Planning Application Report of the Planning and Development Manager

<b>Application address:</b> 80 Bellemoor Road SO15 7QU			
<b>Proposed development:</b> Part two storey, part single storey side and rear extensions			
Application number	10/01654/FUL	Application type	FUL
Case officer	Stuart Brooks	Public speaking time	5 minutes
Last date for determination:	20.01.2011	Ward	Shirley
Reason for Panel Referral	The applicant is related to an employee of the SCC Planning Department	Ward Councillors	Cllr Mead Cllr Dean Cllr Matthews

<b>Applicant:</b> Mrs Elizabeth Harrison	<b>Agent:</b> none
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<b>Recommendation Summary</b>	<b>Conditionally approve</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. The proposed extension is not considered to be harmful to the appearance of the host dwelling nor harmful to the character of the surrounding. No harm would result to the amenities of neighbours. 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.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

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

**Recommendation in Full**

**Conditionally approve**

## **1.0 The site and its context**

1.1 This application site lies on the north side of Bellemoor Road. The street is mainly characterised by groups of 2 storey semi-detached and detached dwellings of various architectural styles.

1.2 The host dwelling is set back from the street by a 6 metre long front garden, following the established building line. The rear and side garden spaces are some 260 sq.m.

1.3 The western side boundary with 78 Bellemoor Road consists of tall close boarded fence and mature hedge.

1.4 The boundary adjoining to the curtilage of Upper Shirley High (Secondary) School is enclosed by tall close boarded fence. Outline planning permission has been granted to form a secondary access road onto Bellemoor Road as part of proposals to create a new replacement school. This access is only to be used by delivery and service vehicles. Funding to that project has been withdrawn by the Government. The point at which the access is approved is currently marked by a tall hedge.

## **2.0 Proposal**

2.1 A part two and part single storey side/rear extension is proposed, introducing a dormer window in the front facing roof slope of the side extension. The net additional sq.m ground coverage is 47 sq.m.

## **3.0 Relevant Planning Policy**

3.1 The Development Plan for Southampton currently comprises the Regional Spatial Strategy (May 2009), "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 Policies generally seek to safeguard the amenity of the city and its citizens, achieving high quality design, to integrate into the local context, in terms of the scale, massing and appearance of proposals.

3.3 These aspirations are supported by the guidance in the Council's Residential Design Guide. Section 2 of the Guide sets out standards for extensions to existing homes, to ensure that the access to natural light, outlook and privacy for existing occupants and their neighbours is protected (paragraph 2.2.1 - 2.2.23 refers). Furthermore, paragraph 2.2.3 specifies that the best way of ensuring privacy between houses is to avoid windows to habitable rooms (living room, dining room, kitchen, bedroom) directly facing one another. The guidance in paragraph 2.2.3 under paragraphs 2.3.1 - 2.3.5 seeks the design of extensions to be subordinate to the original dwelling, and to respect the character and rhythm of the street.

3.4 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

## **4.0 Relevant Planning History**

4.1 None.

## **5.0 Consultation Responses and Notification Representations**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners. At the time of writing the report 0 representations have been received from surrounding residents.

## **6.0 Planning Consideration Key Issues**

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

- Design and impact on the appearance of the host dwelling/locality;
- Impact on residential Amenity.

### **6.2 Design**

6.2.1 The proposed extension will mostly infill the existing gap to the eastern boundary, leaving a 900mm gap to maintain pedestrian access to the rear garden.

6.2.2 The proposed side and rear extension will appear single storey in height and subordinate to the original dwelling. The roof profile of the extension will be aligned to match the existing roof profile and pitch, introducing a front facing dormer which would not visually dominate in terms of style and proportion.

6.2.3 The design and form of scale and massing of the proposed extension is considered to harmonise with the appearance of the original dwelling, and maintain the balance of symmetry of the semi detached pair.

6.2.4 The materials and finishes to be used for construction of the extension will match the original dwelling and blend with the street scene.

### **6.3 Residential Amenity**

6.3.1 The scale and massing of the proposed extension will be set back sufficiently from the closest habitable spaces of the adjacent properties at 78 and 82 Bellemoor Road, which ensures that access to outlook and natural light of the neighbouring occupiers will not be adversely affected.

6.3.2 The proposed side extension will introduce a side facing window to serve the new first floor bedroom, directly facing the existing first floor windows on the side elevation of 82 Bellemoor Road. These windows currently serve a bathroom (treated with obscure glazing) and stairway landing, with a separation distance of 17 and 21 metres respectively.

6.3.3 Although the new bedroom window and stairway landing window will directly face one another, this will not result in a significant loss of privacy to the occupiers of 82 Bellemoor Road, as the stairway landing is not a habitable room. Furthermore, it is the preference of the applicant not to obscure glaze the new bedroom window in terms of their own privacy.

## **7.0 Summary**

7.1 As such the proposed extension is considered not to be harmful to the surrounding character and local amenity of the local area and therefore comply with the requirements of Local Development Framework Core Strategy policy CS13 and saved policies SDP1, SDP7 and SDP9 of the Local Plan Review as supported by the relevant sections of the Residential Design Guide.

## **8.0 Conclusion**

8.1 The application has been assessed as being acceptable to residential amenity and visual amenity.

### **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(c), 2(e), 6(c), 6(l), 7(a), 7(c), 9(a), 9(b)

#### **SB for 18/01/11 PROW Panel**

### **PLANNING CONDITIONS**

#### **01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works**

The development works hereby permitted shall begin not 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. APPROVAL CONDITION - Materials to match [Performance Condition]**

Unless otherwise agreed in writing by the Local Planning Authority, the materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the extension 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. APPROVAL CONDITION - 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 - (January 2010)

CS13          Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

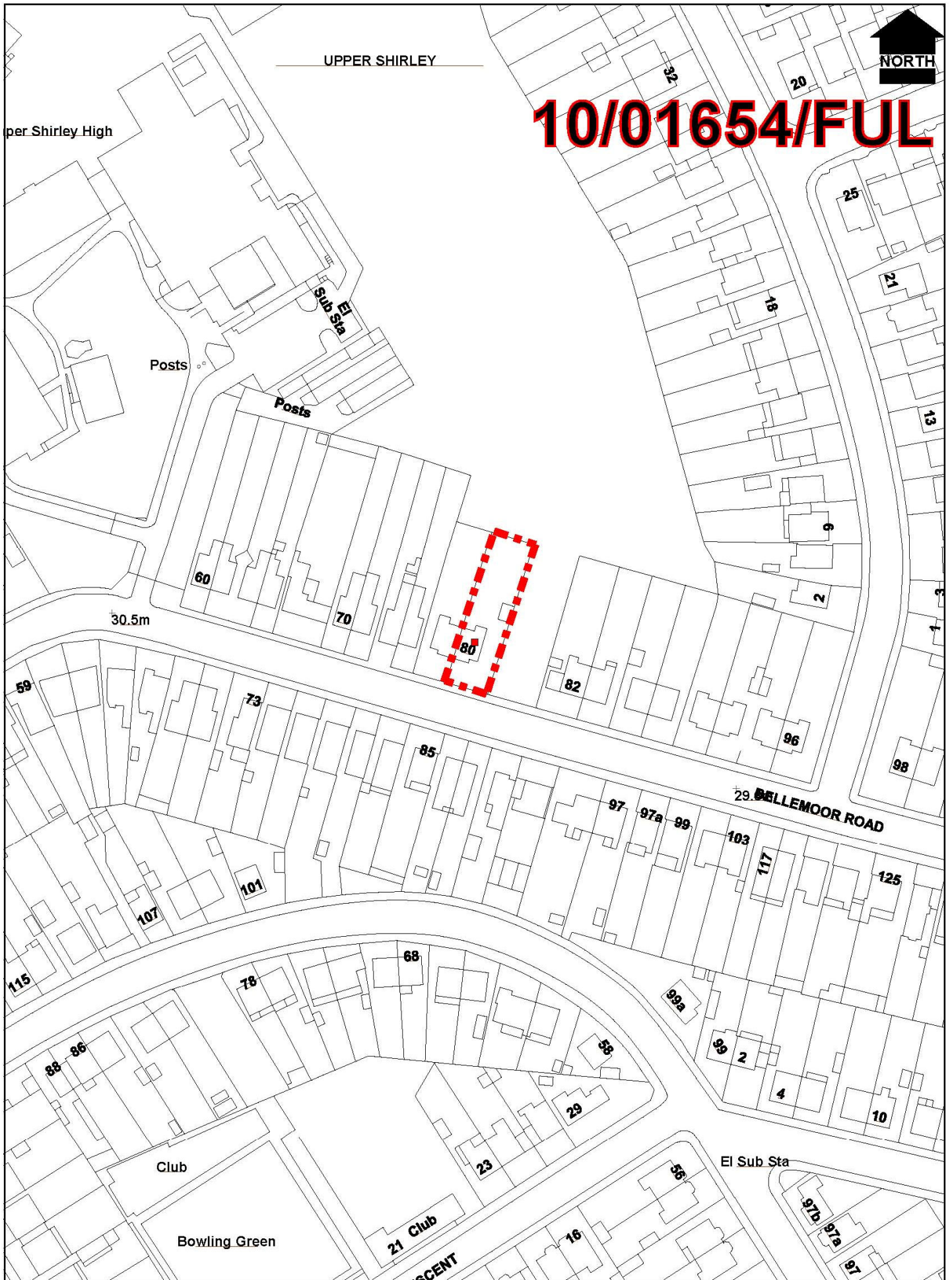
SDP1          Quality of Development  
SDP7          Urban Design Context  
SDP9          Scale, Massing & Appearance

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)  
PPS3 Housing (November 2006)



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Scale : 1:1250

Date :06 January 2011

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