

Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 12th April 2011
 Planning Application Report of the Planning and Development Manager

Application address: 11 Kitchener Road, SO17 3SF			
Proposed development: Erection of first storey extension to rear of property			
Application number	11/00079/FUL	Application type	FUL
Case officer	Charlotte Fleming	Public speaking time	5minutes
Last date for determination:	23/03/2011	Ward	Portswood
Reason for Panel Referral:	Planning and Development Manager referral	Ward Councillors	Adrian Vinson Steve Sollitt Vincenzo Capozzoli
Applicant: Mr .AAJ's		Agent: Mr Balbinder Heer	
Recommendation Summary	Conditionally approve		

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The physical changes proposed do not result in an increase in the level of occupation of the existing HMO and the enlargement of a bedroom is not considered likely to result in an intensification of activity resulting in a material increase in the level of noise and refuse generated from the site as the number of occupants will not be increasing. Other material considerations including the impact on the amenity of adjoining occupiers or the character of the street 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, SDP9 and H4 of the City of Southampton Local Plan Review (March 2006); and CS13 and CS16 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 application site comprises of one half of semi-detached pair of properties, located on the South side of Kitchener Road close to Southampton University. Number 11 Kitchener Road is in use as an established use as a C4 (HMO) dwelling house with 5 bedrooms.

- 1.2 The surrounding pattern of development is mainly characterised by two storey semi-detached properties of traditional design. However, there is a row of 3 detached bungalows adjacent to the site on its eastern side. Owing to the proximity of the road to the University of Southampton many of the properties in the road have become C4 dwelling houses. Many properties in the area (both C3 and C4 houses) have been extended and altered since their original construction.

2. Proposal

- 2.1 The proposal seeks to provide a first floor rear extension, projecting 1.5m from the existing rear wall.
- 2.2 The proposed extension on the South of the property is required to increase the size and improve the layout and residential environment of a bedroom for the occupants of this 5 bed house in multiple occupation. The roof would extend from the main ridge of the building by 1.5m and match the angle of the existing roof.

3.0 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 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 **3** representations have been received from surrounding resident, residents association and 1 local ward councillor.
- 5.2 Listed below is a summary of the issues raised by the objectors to the scheme:
- Overlooking potential.
 - Affect on amenity and privacy.
 - Impact on character of the area.
 - Potential for an HMO complex to be formed which would alter the character of the area.
 - Parking pressure.
 - Building work damage

- Disproportionate scale and mass.
- Loss of amenity space.
- Overdevelopment

6.0 Planning Consideration Key Issues

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

6.2 Principle of Development

6.2.1 The current scheme involves a proposal to extend the property by 1.5m at first floor level.

6.2.2 This is considered to be a modest extension which accords with the Residential Design Guide and is not considered to be out of character with the surrounding area or detrimental to the character of the dwelling house. The scheme will not harm neighbouring amenity or create additional overlooking. It does not contravene the 45° rule.

6.3 Existing use as an HMO

6.3.1 No. 11 is currently in use as a 5 bed HMO (C4 use) but planning permission would not be required to convert the dwelling back to a family dwelling house (C3 use). The Local Planning Authority recommend the use of a condition to ensure that the use of the property is not intensified, thereby restricting the number of occupants at the HMO to no more than 5. Should the applicant wish to increase the number of occupants, planning permission for a variation of that condition would have to be sought.

6.4 Adequacy of the amenity space provided

6.4.1 The remaining garden area and parking provisions is sufficient and as such for the residents, given that the scheme will not increase the number of tenants on the site, it is considered acceptable. As the development relates only to the first floor of no.11 the footprint of the building will not be altered and the existing amenity space remains as existing.

7.0 Conclusion

7.1 The proposed extension satisfies the requirements of the Residential Design Guide and will not cause harm to neighbouring amenity. For these reasons the scheme can be supported.

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), 4(s), 6(c), 6(l), 7(a),7(c), 7(x), 9(a) and 9(b), and the Residential Design Guide SPD 2006 (CF 25/03/2011 for 12/04/2011 PROW Panel).

CF for 12/04/2011 PROW Panel.

CONDITIONS for 10/01766/FUL

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]

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. APPROVAL CONDITION - Residential Restriction

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010(SI 2010/653) or any Order amending, revoking or re-enacting that Order, no more than 5 residents shall at anytime occupy 9 Merton Road whilst it is in use as a C4 dwelling house (House in multiple occupancy whereby the property is occupied by unrelated individuals who share basic amenities) and the lounge shall remain in use as a lounge and not to be used as a bedroom.

Reason:

In order that the Local Planning Authority may exercise further control of this property in the interest of the living environment of prospecting residents (access to daylight) and given the scale of the property, surrounding context; and character.

05. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings other than those expressly authorised by this permission shall be inserted, at first floor level, in the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties

06. 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
CS16	Housing Mix and Type
CS20	Tackling and Adapting to Climate Change

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP11	Accessibility & Movement
SDP13	Resource Conservation
H4	Houses in Multiple Occupation

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)

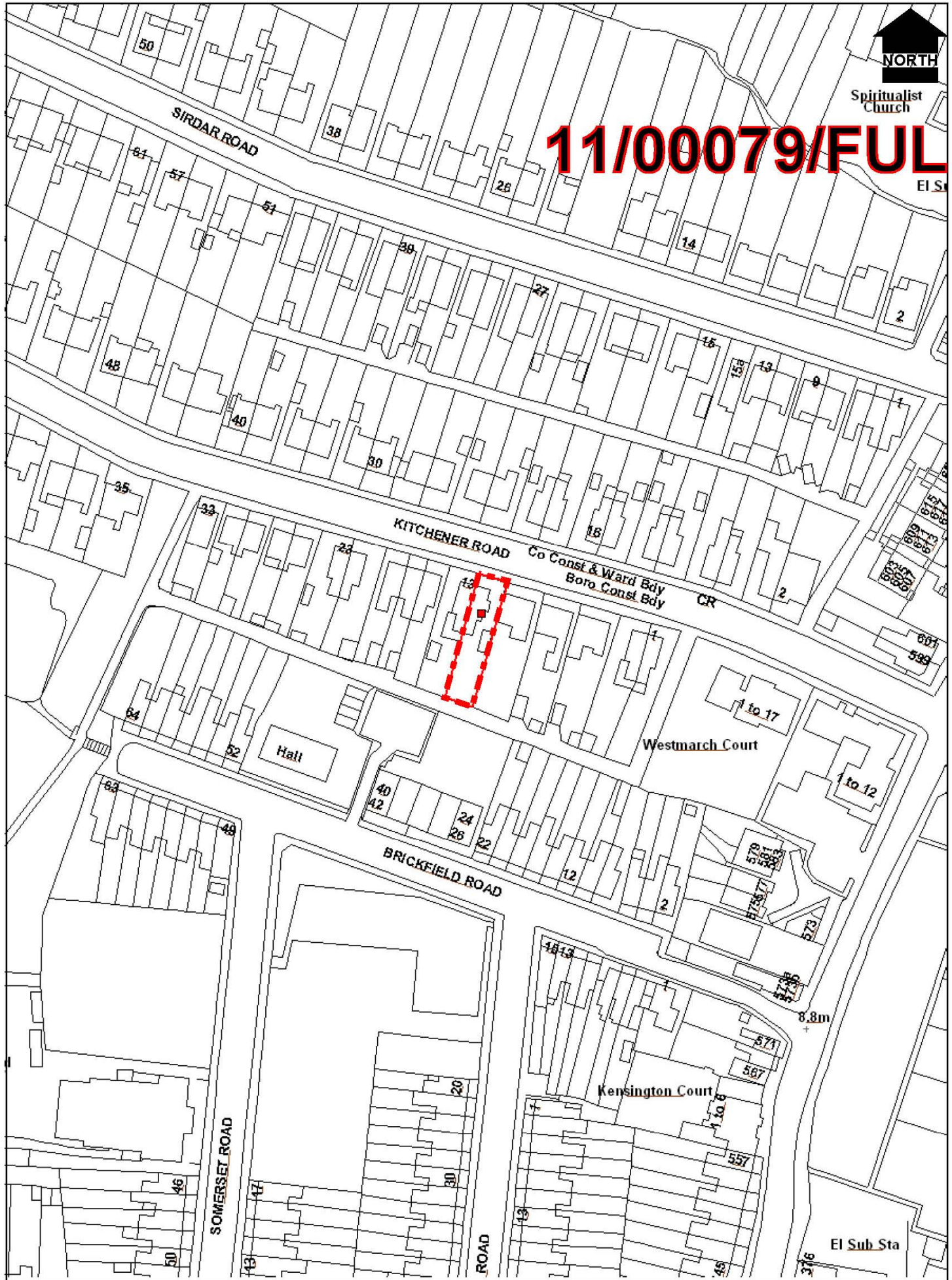
PPS3 Housing (November 2006)



Spiritualist Church

11/00079/FUL

EI St



Scale : 1:1250

Date : 30 March 2011

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