

**Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 24 May 2011  
 Planning Application report of the Planning and Development Manager**

<b>Application address:</b> 32 Highfield Road SO17 1PJ			
<b>Proposed development:</b> Two-Storey side extension and loft conversion with north and south facing dormer windows.			
Application number	11/00493/FUL	Application type	FUL
Case officer	Jagdeep Birk	Public speaking time	5 mins
Last date for determination:	20 May 2011	Ward	Portswood
Reason for Panel Referral:	Referred by the Planning & Development Manager	Ward Councillors	Cllr Vinson Cllr Claisse Cllr Capozzoli
<b>Applicant:</b> Mr & Mrs S Salimi		<b>Agent:</b>	
<b>Recommendation Summary</b>	<b>Conditionally approve</b>		

**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 area. Furthermore, no harm would result to the amenities of the neighbouring occupiers. 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	2	Relevant Planning History

**Recommendation in Full**

Conditionally approve

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

- 1.1 The application site is located within an attractive well landscaped, predominantly residential road characterised by traditionally designed two storey properties comprising a varying mix and style.
- 1.2 Southampton Common lies immediately to the west of the site on the opposite side of the road. However, the property is not within a conservation area.
- 1.3 The property is a detached dwelling set on a long narrow plot, set well back from the street edge by the drive way. The property is individual in style and has many attractive architectural features including a turret and gables.

## **2.0 Proposal**

- 2.1 It is proposed to provide additional living accommodation through the erection of a two-storey side extension and loft conversion with north and south facing dormer windows. There is no increase to the current building footprint. The extension is set back 12m from the front building line and will replace an existing single storey element.

## **3.0 Relevant Planning Policy**

- 3.1 The Development Plans for Southampton comprise of 'saved' policies from the City of Southampton Local Plan Review 2006 and the Core Strategy 2010.
- 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.

#### **4.0 Relevant Planning History**

4.1 Planning application 11/00008/FUL was refused for a two storey side extension in March 2011. The original scheme sought to introduce a contemporary design to the property and was refused primarily as the design, proposed materials and finish were deemed unsympathetic to the original dwelling (refer to appendix 2 for details). A secondary element to the refusal was that, the new windows to the extension would have resulted in direct overlooking of the private amenity space of 1 Omdurman Road.

#### **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 **6** representations have been received from surrounding residents. The concerns raised in the representations are summarised below:

- unsympathetic to the existing dwelling and harmful to the character of the area
- design of the windows and dormers are out of keeping
- roof form and pitch does not relate to the original design of the dwelling
- windows and dormers proposed result in a loss of privacy to neighbouring occupiers
- insufficient number of amenity facilities and inadequate internal floorspace of new rooms once the dwelling is extended
- overdevelopment of the property in terms of amenity space

#### **6.0 Planning Consideration Key Issues**

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

- i. Impact on the character of the area;
- ii. Impact on residential amenity.

#### **6.2 Impact on the character of the area**

6.2.1 Properties along Highfield Road vary in style and design. The property is not located in a conservation area and therefore not afforded the same status level of protection as a property in a conservation area. As the original dwelling is considerably set back from the street within its narrow plot there will only be limited views of the extension.

6.2.2 In relation to the proposal under application 11/00008/FUL, the design is

considered to be a significant improvement through lessening the bulk of the dormers on the south and north roof slope, whilst using more traditional materials which relates to the style of the property.

- 6.2.3 Although the dormer windows are flat roofed in design, the size of the dormers is much less bulky than the previous application. Furthermore, there would be a limited view of the dormers from the street due to their considerable set back from the front building line, as well as screening from other physical and built features in and surrounding the plot.
- 6.2.4 Although a flat roof is proposed for the extension, this will not be overly noticeable from the streetscene or out of keeping with the varied style of the property. A hipped roof is proposed for the two storey extension which will match the pitch of the existing roof, with a ridge height is set lower than that of the existing dwelling to appear subordinate in size.
- 6.2.5 The design and form of scale and massing of the proposed extension is considered to harmonise and appear subordinate with the appearance of the original dwelling. The footprint of the proposed extension will remain in the existing building envelope of the dwelling. The materials and finishes to be used for construction of the extension will be sympathetic to the original dwelling and blend in with the street scene.
- 6.2.6 As such the proposal is judged to be in keeping with the character of the local area and therefore have an acceptable impact on visual amenity.

### 6.3 Impact on residential amenity

- 6.3.1 The layout of the proposed two storey extension will replace the existing single storey building on the south elevation adjacent to 1 Highfield Road, and will be no greater than the footprint of the existing dwelling. The north facing kitchen window at 1 Highfield Road is obscured glazed and does not serve as a primary window and therefore the impact from the proposed extension will not significantly worsen the outlook and daylight of the neighbouring occupiers.
- 6.3.2 There will be no direct overlooking afforded of habitable rooms or the private amenity of 1 Highfield Road due to the siting of the proposed dormers on the south roof slope. A high cill level window (1.7 metres above floor level) on the west elevation has been introduced, which prevents direct overlooking of the private amenity space of 3 Omdurman Road and 1 Highfield Road. The proposed dormer window on the north elevation facing onto 33 Highfield Road will be obscure glazed and fixed shut. Therefore, the proposal will not significantly worsen the privacy enjoyed by the neighbouring occupiers.

- 6.3.3 The proposal will not result in the loss of amenity space as the built footprint of the proposed extension will remain within the building envelope of the existing dwelling. The Council does not have a standard for minimum floorspace of habitable rooms nor minimum number of amenity facilities to be provided for a family dwelling.
- 6.3.4 As such the proposal is judged to have an acceptable impact on residential amenity.

## **7.0 Summary**

- 7.1 The proposal is considered to address the reasons for refusal under application 11/0008/FUL and is judged not be harmful to the surrounding character and amenity of the local area.

## **8.0 Conclusion**

- 8.1 The application has been assessed as being acceptable to residential amenity and visual amenity. The application is recommended for approval.

### **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)

#### **JB for 24/05/11 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 - Samples details of building materials to be used [Pre-Commencement Condition]**

No work for the construction of the buildings hereby permitted shall commence unless and until details and samples of the materials and finishes to be used for the external walls, windows, doors and roof of the extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details.

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.

03. APPROVAL CONDITION - Window specification limitations [Performance Condition]

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, in relation to the development hereby permitted, all windows at first floor level or above on the north facing roof slope shall be non-opening and fitted with obscure or tinted glass. The windows shall be retained in this manner for the duration of use of the building for residential occupation.

Reason:

To protect the amenity and privacy of the adjoining property.

04. APPROVAL CONDITION - Window specification limitation

The window at first floor level serving the library inserted in the elevation facing west shall be constructed at a minimum clear height of 1.7m above floor level.

Reason:

To protect the amenity and privacy of the adjoining residential properties.

05. 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.

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**APPENDIX 1**

**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)

**PLANNING HISTORY**

11/00008/FUL  
18.02.2011

Refused

Erection of part-1, part 2-storey side extension and loft conversion to include north and south facing dormer windows.

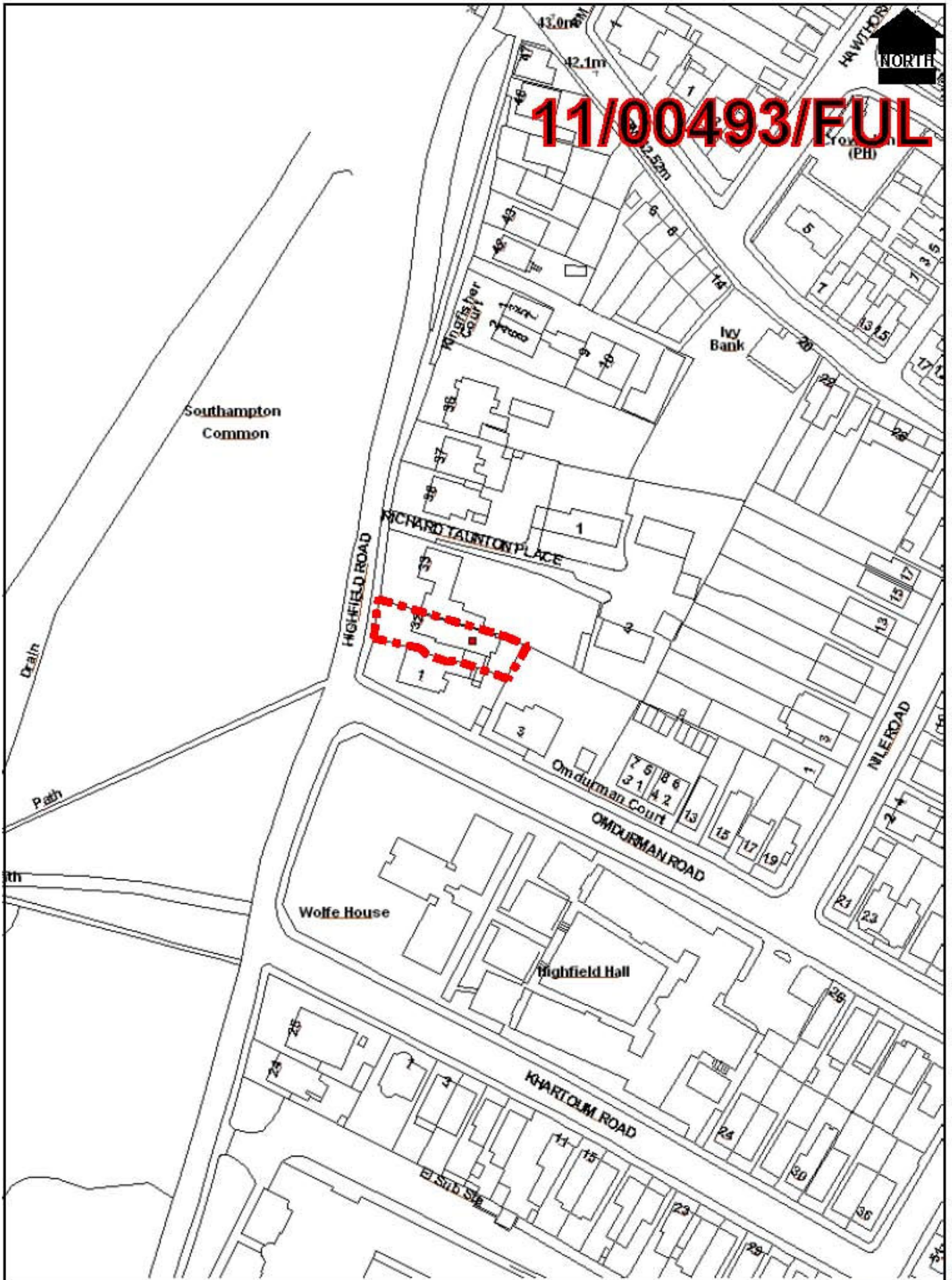
**REASON FOR REFUSAL - Design and form**

Notwithstanding the limited public views of the extension from Highfield Road, the detailed design and form of the proposed extension including the materials and finish represents an unsympathetic and incongruous addition to the character and appearance of the original dwelling and therefore be harmful to the visual amenities of the local area. As such the proposal would be contrary to saved policy SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by paragraphs 2.5.5 of the Council's approved Residential Design Guide (September 2006).

**REASON FOR REFUSAL - Loss of privacy**

The proposed extension would introduce first floor windows to the rear in close proximity to the private amenity space of 1 Omdurman Road immediately adjacent to the common boundary, resulting in an increased sense of overlooking and loss of privacy to the neighbouring occupiers. As such the proposal would have an unacceptable impact on residential amenity and therefore be contrary to saved policy SDP1 of the Local Plan Review (March 2006) as supported by paragraph 2.2.1 of the Council's approved Residential Design Guide (September 2006).





Scale: 1:1250

Date: 10 May 2011

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