

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

Application address: 2 Hartley Avenue SO17 3QZ			
Proposed development: Single Storey Rear Extension And First Floor Side Extension.			
Application number	11/00394/FUL	Application type	FUL
Case officer	Arleta Miszewska	Public speaking time	5 minutes
Last date for determination:	5/05/2011	Ward	Portswood
Reason for Panel Referral:	Referred by the Development Control Manager	Ward Councillors	Councillor Capozzoli Councillor Vinson Councillor Claisse

Applicant: Mr and Mrs Purewal	Agent: Mr Robert Narramore
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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 including impact on appearance of the host dwelling, character and appearance of the area and residential amenities in terms of a loss of privacy, outlook and overshadowing 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).

Appendix attached	
1	Development Plan Policies

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The site comprises of two-storey detached property located on the eastern side of Hartley Avenue, which is residential area comprising a mix of family dwelling houses and houses in multiple occupation (HMO).
- 1.2 The site lies within close proximity to the University.

2. Proposal

- 2.1 Single storey rear extension and first floor side extension.

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**.

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 **5** representations have been received from surrounding residents, residents association and a local ward councillor.
- 5.2 Listed below is a summary of the issues raised by the objectors to the scheme:
 - Out of keeping with other properties in the road.
 - Potential for an HMO complex to be formed which would add significantly to the current pressure and will alter the character of the area
 - Parking pressure.
 - Loss of light to the adjoining properties.
 - Disproportionate development in bulk and size.
 - Overdevelopment of the site.
 - Loss of amenity.
 - Loss of outlook.
 - Overlooking of gardens of houses in Merton Road.
 - Front garden will potentially be changed into car park.
 - Loss of habitats and species.
 - Detrimental to well-being of local residents.
- 5.3 **SCC Highways** – no objection.

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 scheme involves a proposal to extend the property by first floor side extension and single storey rear extension.
- 6.2.2 The proposed first floor extension would enable the enlargement of an existing bedroom. The proposed single storey rear extension would accommodate kitchen, WC and an additional bedroom. As a result the number of bedrooms would be increased from four to five.

6.3 Impact on character and appearance of the local area.

- 6.3.1 The proposed scheme is similar to previously granted schemes at Nos. 4 and 6 Hartley Avenue. When viewed from a public highway, fronts of both properties look almost identical. The proposed scheme would match these in appearance and scale.
- 6.3.2 As the space between the application site and no. 46 Blenheim Gardens has already been developed, the proposed rear extension would have very limited visual impact from the public highway and would not harm the appearance of the street scene.

6.4 Impact on residential amenities.

- 6.4.1 Impact on 2A Hartley Avenue: The proposed first floor side extension would face a blank side wall of this property, and therefore, it would not result in a harmful impact on the residential amenities of the neighbours. As this property projects further than the application property, the proposed rear extension would not contravene the 45 degree rule, and therefore there would be no loss of outlook. Furthermore, from the movements of the sun it is clear that the extension would not cause overshadowing to this neighbouring property.
- 6.4.2 Impact on Properties to the rear of application site: The proposed development would not cause a loss of privacy to these properties as it would not result in an increase of the number of first floor windows. Furthermore, due to the existing boundary treatment in a form of wooden panel fencing, there would be no loss of privacy caused by the proposed single storey rear extension.
- 6.4.3 Impact on 4 Hartley Avenue: Building works resulting in a single storey rear extension similar to the proposed one have already started. Furthermore, from the approved plans (10/00497/FUL) it is clear that the existing shed adjoining the common boundary with the application site will be retained. This shed is approx. 6m long and its eaves height is approx. 2.2m. As such, the proposed extension would not harm residential amenities of the current and future occupiers of this neighbouring property, in terms of overshadowing, loss of privacy and outlook.

6.5 Amenity space

- 6.5.1 As the proposed extension would replace existing rear extensions and detached shed, the real additional footprint would be approx. 12.5 square metres. The existing rear garden is approx 180 square metres, and therefore, it is considered that the extension would leave enough of usable amenity space.

7.0 Conclusion

7.1 The proposed extension satisfies the requirements of the Residential Design Guide and will not cause harm to neighbouring amenity or character and appearance of the local area. 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

LSAM4 for 24/05/2011 PROW Panel.

PLANNING CONDITIONS

1. 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).

2. 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.

3. 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.

8. POLICY CONTEXT

9.1 Core Strategy - (January 2010)

9.1.1 CS13 Fundamentals of Design

9.2 City of Southampton Local Plan Review – (March 2006)

9.2 .1 SDP1 Quality of Development

9.2 .2 SDP7 Urban Design Context

9.2 .3 SDP9 Scale, Massing & Appearance

9.3 Supplementary Planning Guidance

9.3.1 Residential Design Guide (Approved - September 2006)

9.4 Other Relevant Guidance

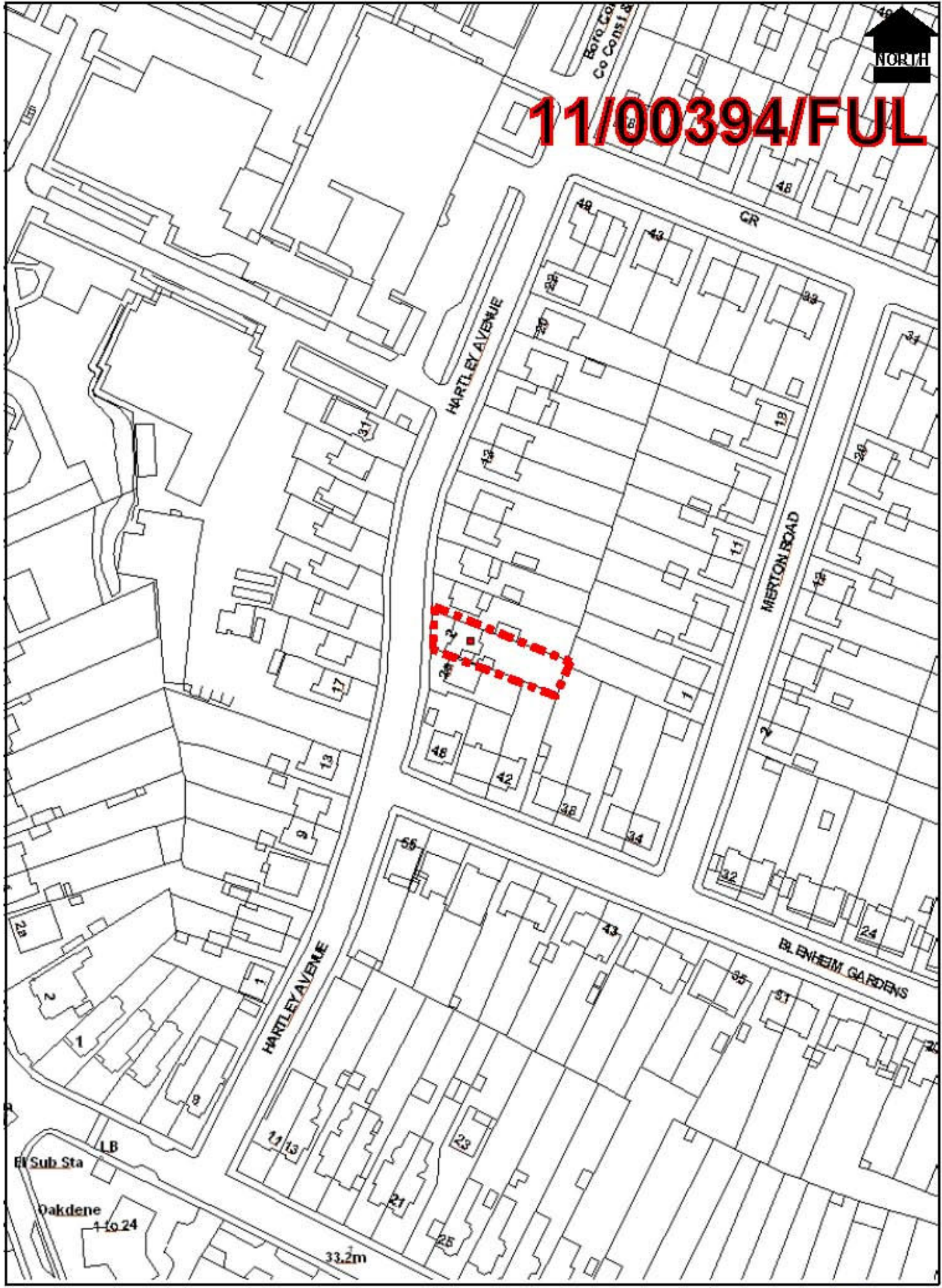
9.4.1 PPS1 Delivering Sustainable Development (February 2005)

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

9.4.3 Planning Policy Statement: Eco-towns - Supplement to Planning Policy Statement 1 (July 2009).



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Scale : 1:1250

Date : 10 May 2011

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