

**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: 137 Wilton Road			
Proposed development: Single Storey Rear Extension			
Application number	11/00450/FUL	Application type	FUL
Case officer	Stephen Harrison	Public speaking time	5 minutes
Last date for determination:	13.05.11	Ward	Shirley
Reason for Panel Referral:	Council Employee known to Planning	Ward Councillors	Cllr Kaur Cllr Matthews Cllr Mead

Applicant: Mrs Karen Hunter	Agent: N/A
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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. The proposed rear extension is acceptable in visual terms and will not have any significant impact on existing neighbours as detailed in the report to the Planning and Rights of Way Panel on 24th May 2011. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004 Planning Permission should therefore be granted.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the Council's current adopted Supplementary Planning Guidance.

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site is a two storey detached dwelling house with a large rear garden located on the western side of Wilton Road.

2. Proposal

- 2.1 Full planning permission is sought for a flat roof single storey rear extension with a 4 metre projection. An additional 16sq.m of floorspace is created. The extension exceeds the building's permitted development allowances.

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 SDP1 and SDP7 as supported by the Council's approved Residential Design Guide (2006)

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

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

- Design; and
- The impact on existing residential amenity;

Design

- 6.1 The proposed kitchen extension is subservient in design and employs contemporary materials with matching brickwork. The chosen design is entirely appropriate for this context and the dwelling will retain a good sized garden. As such, the proposed design is considered to meet the requirements of Local Plan policies SDP1 and SDP7 as supported by section 2.3 of the Council's approved Residential Design Guide.

Impact on Residential Amenity

- 6.2 The proposed extension is located on the boundary with 139 Wilton Road. As the extension is located to the north of this neighbour and has a maximum height of 2.8 metres the application will not have a significant effect on the living conditions of this neighbour.

7.0 CONCLUSION

- 7.1 The proposed extension is acceptable in design terms and will not impact on the existing amenity enjoyed by neighbours. The application is recommended for approval accordingly.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1 a-d, 2b & d

SH2 for 24/05/2011 P&RWP

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 - 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.



11/00450/FUL



Scale : 1:1250

Date : 11 May 2011

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