

**Southampton City Planning & Sustainability
 Planning and Rights of Way Panel meeting 16th August 2011
 Planning Application Report of the Planning and Development Manager**

Application address: 8 Sherborne Road, SO17 3RJ			
Proposed development: Erection of a part single storey and part two storey rear extension and single storey side extension (Resubmission 11/00264/FUL)			
Application number	11/00753/FUL	Application type	FUL
Case officer	Bryony Stala	Public speaking time	5 minutes
Last date for determination:	07/07/2011	Ward	Portswood
Reason for Panel Referral:	Referred by the Development Control Manager	Ward Councillors	Councillor Claisse Councillor Capozzoli Councillor Vinson

Applicant: Mr Harpreet Singh	Agent: Mr Tom White
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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 the appearance of the host dwelling, character and appearance of the area and residential amenities (including the intensification of use) 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 (i) (ii), SDP7 (iv) and SDP9 (i) (v) 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 semi-detached property located on the eastern side of Sherborne Road. The property has a 27m long rear garden and has previously been extended with a modest single storey rear extension of 1.7m in depth.
- 1.2 The surrounding area is predominately residential, comprising a mix of family dwelling houses (C3), shared houses (C4) and houses in multiple occupation (HMO).
- 1.3 The site lies within close proximity to Southampton University.
- 1.4 Neighbouring property 10 Sherborne Road has a two storey rear extension.

2. Proposal

- 2.1 The application proposes a part single storey and part two storey rear extension and single storey side extension. Originally, the application was submitted as a single storey extension only. The original proposal did not significantly differ from the previously refused scheme. Following a discussion with the agent it was agreed that an amendment to reduce the depth of the single storey rear extension, and the addition of a side extension to provide the space for an additional bathroom, was a more appropriate way forward. Neighbours were notified of the alteration and given the opportunity to offer further comment on the proposal.
- 2.2 The existing single storey rear extension is to be extended by 2.2m giving an overall depth of 4m from the original rear wall of the dwelling. The two storey element of the extension has a lesser depth at 2.7m. The extension is set away from the boundary with adjoining property 6 Sherborne Road by 3m.
- 2.3 The proposed extension wraps around the side of the building, creating a side extension that is just 1m in width and set back from the front of the dwelling by 2.5m.

3. 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. Relevant Planning History

4.1 10/00705/FUL - Part two storey, part single storey rear extension to existing 3 bedroom HMO (C4 Use). Refused. 27.07.2010 for the following reason:-

4.2 Reason for refusal: Un-neighbourly development

“The proposed ground floor element of the rear extension, in terms of the extent of its projection and proximity to the boundary with No.6 Sherborne Road would constitute an un-neighbourly development creating a damaging sense of enclosure and restricting the outlook afforded to the living room windows of the neighbouring property. As such, the proposal will have an unacceptable impact on the neighbouring amenity contrary to the "saved" policies SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), the relevant sections of the Supplementary Planning Document 'Residential Design Guide' (September 2006) and Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010)”.

4.3 11/00264/FUL - Part single storey/part two storey rear extension. Refused. 01.04.2011 for the following reason:-

4.4 Reason for refusal: Un-neighbourly development

“The proposed development, by reason of its depth of projection at ground floor level, would disproportionately increase the ground floor footprint of the dwelling resulting in an un-neighbourly and over dominant impact when viewed from adjoining properties. As such, the proposal would have an unacceptable impact on the amenities of neighbours and the character of the area contrary to the "saved" policies SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), the relevant sections of the Supplementary Planning Document 'Residential Design Guide' (September 2006) and Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010)”.

5. 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, residents association and a local ward councillor.

5.2 Listed below is a summary of the issues raised by the objectors to the scheme:

- Many properties in this area have already been extended and become rented accommodation. The area is losing its character as a residential/family housing area, and a sense of community is disappearing.
- The proposal goes against the council's intention to limit the number of multiple occupancy houses in the city.
- All these multiple occupancy properties increased pressure on services, utilities and parking.
- The proposal is out of keeping with the scale and massing of existing properties within Sherborne Road.
- The extension will appear incongruous when viewed from the rear of 6 Sherborne Road and result in a loss of light to the rear garden.

- Local residents have concern with regards to the use of the property and the number of people that could potentially live in it.

5.3 **SCC Highways** – no objection.

6. 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 At present, the property can accommodate up to 5 bedrooms. The proposed extension reconfigures the internal layout to enlarge and improve the accommodation provided, but does not propose any additional bedrooms.
- 6.2.2 At present, planning consent is not required for the property to be occupied as a C4 dwelling (shared houses occupied by 3 to 6 unrelated people). If the applicant intended to let the property to more than 6 people an application for change of use to a House in Multiple Occupation would be required.
- 6.2.3 Should such an application be received, the local planning authority could then give careful consideration at that time to the impact an increase in the number tenants may have on the amenities of neighbouring dwellings and the character of the surrounding area.
- 6.2.4 Southampton City Council is currently in the process of imposing an Article 4 Direction on the city which relates to development comprising a change of use from a use of a dwelling house to a house used for multiple occupancy, including C4 occupancy. The Article 4 will require planning permission to be sought for such a change of use. The Direction is not yet in place and as such is not a material planning consideration.
- 6.2.5 For the purpose of this application, the applicant does not intend to increase the number of people living within the property, and thus the application must be assessed in relation to the impact of the proposed extension and whether or not this overcomes the previous reason for refusal (application 11/00264/FUL).

6.3 Previous Reason for Refusal

- 6.3.1 Following the refusal of the two previous schemes with reference 10/00705/FUL and 11/00264/FUL, discussions have been held between the LPA and the agent/application in an attempt to address the previous reasons for refusal.
- 6.3.2 The previous reason for refusal focused on the impact of the single storey rear extension and the harm which would have been caused to the amenity currently enjoyed by the occupants of 8 Sherborne Road in terms of it being an over dominant development due to its depth of projection.
- 6.3.3 A reduction in the depth of the single storey extension to 4m, coupled with it being set off the adjoining boundary with 8 Sherborne Road by 3m, reduces the overall scale and massing of the building thus reducing the visual impact of the extension when viewed from neighbouring dwellings.

- 6.3.4 Furthermore, at a depth of 4m, the extension is only 1m greater than the depth allowed under the property's permitted development allowance. It is also a depth that is commonly considered acceptable when extending a semi-detached dwelling at single storey level.
- 6.3.5 The two storey element of the proposed extension was not included within the previous reason for refusal. Its position away from the adjoining boundary with 8 Sherborne Road ensures that the 45 degree code is met. Its design ensures that out look is concentrated to the rear garden of 8 Sherborne Road and its depth of 2.8m will appear modest and will not harm the existing residential amenity of neighbouring dwellings. The position of the two storey extension north of adjoining property 6 Sherborne Road will result in little if not any overshadowing of the neighbours garden.
- 6.3.6 In order to protect the privacy of adjoining property 8 Sherborne Road, a condition restricting the insertion of any additional windows within the proposed extension is recommended.
- 6.3.7 The impact on 10 Sherborne Road is mitigated by a two storey rear extension to the property and single storey garage adjacent to the sites boundary.
- 6.3.8 The proposed side extension is set back from the main build line of the house limiting views of it within the street scene. It will not harm the existing appearance of the property or the character of the area. A sufficient gap is retained to allow external access to the rear of the site.

7. 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 the reasons discussed it is judged that the revised proposal overcomes the previous reasons for refusal and 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(d), 2(b), 2(d), 4(f), 6(c), 7(a), 7(e), 9(a), 10 (a) and 10(b).

BS for 16.08.2011 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]

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 - 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.

04. 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 including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted 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.

05. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

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

Supplementary Planning Guidance

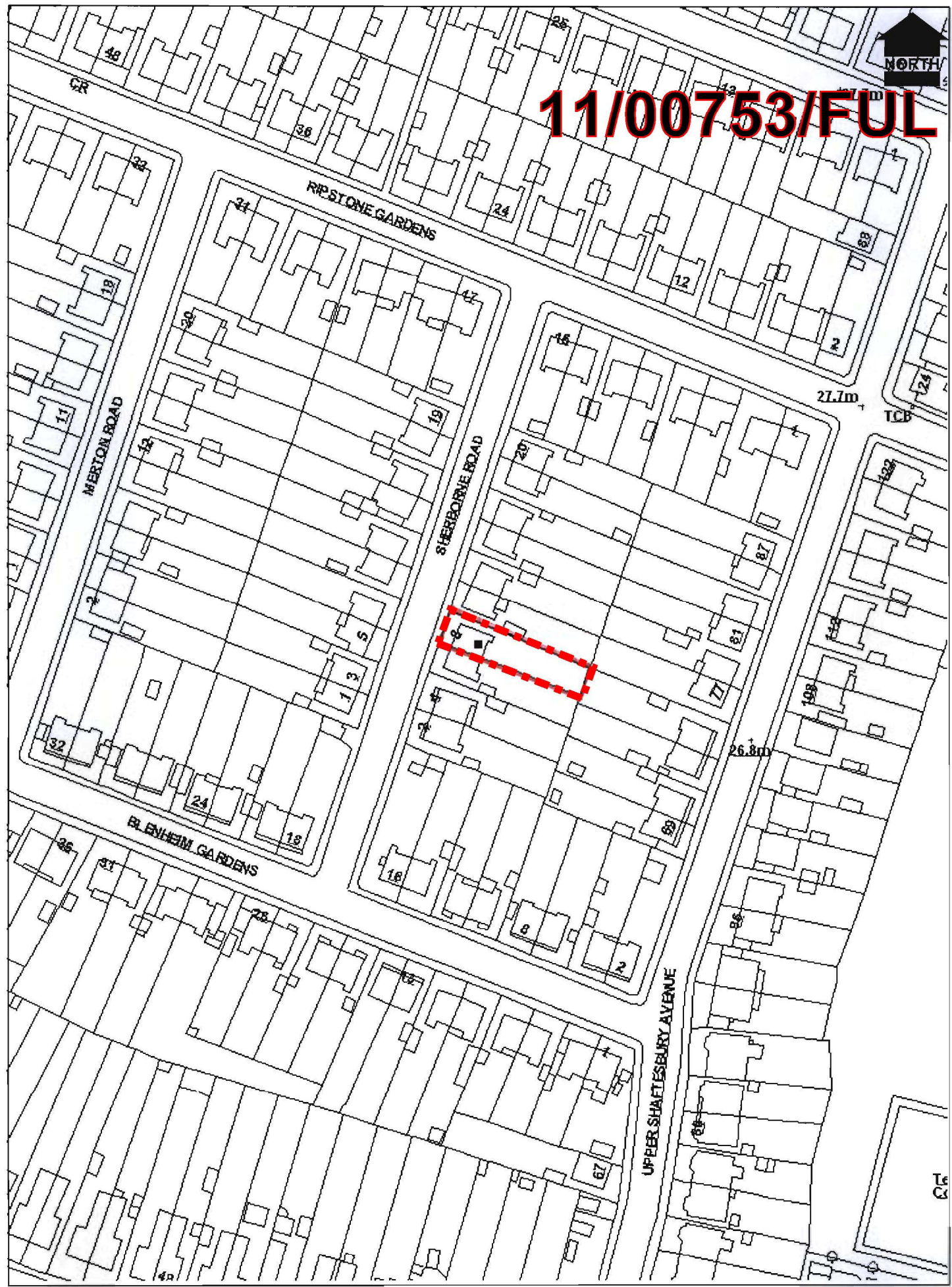
Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)
Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 (December 2007)



11/00753/FUL



Scale : 1:1250

Date : 04 August 2011

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