

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

Application address: 8 Grosvenor Close, SO17 1RR			
Proposed development: Single-storey rear and side extension (existing garage to be demolished) (resubmission of 11/00379/FUL).			
Application number	11/00871/FUL	Application type	FUL
Case officer	Arleta Miszewska	Public speaking time	5 minutes
Last date for determination:	27/07/2011	Ward	Portswood
Reason for Panel Referral:	Referred by the Development Control Manager	Ward Councillors	Councillor Capozzoli Councillor Vinson Councillor Claisse

Applicant: Mr Arbinder Chatwal	Agent: Mr Brian C Banyard
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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 a two storey semi-detached property located within Grosvenor Close cul-de-sac, which is wholly residential street characterised by semi-detached properties of similar style and design. The property is currently served by three bedrooms.

1.2 The site lies within close proximity to the University.

2. Proposal

2.1 The applicant seeks planning permission for a single storey side and rear extension which would accommodate an additional bedroom with en-suite bathroom and a dining room.

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 11/00379/FUL - Erection of a single storey rear and side extension (existing garage to be demolished). Refused, 10.05.2011. Reason for refusal was given as:-

4.2 “The proposed single storey rear extension, by reason of its excessive projection and proximity to the boundary with no. 7 Grosvenor Close represents a unneighbourly development which is out of keeping with the host dwelling and would have a detrimental impact on the residential amenities of these neighbour in terms of loss of outlook and sense of enclosure”.

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 **3** representations have been received from surrounding resident, residents association and a local ward councillor.

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

- Additional parking pressure causing highway safety issues.
- Out of keeping with the host building
- Loss of outlook and sense of enclosure
- Loss of light
- Overlooking and loss of privacy
- Out of keeping with the street scene and the rest of the area.
- Increase in the occupancy.

- Disproportionate development in bulk and size.
- Overdevelopment of the site.
- Loss of amenity.
- HMO use intensification.

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 The scheme involves a proposal to extend the property by single storey rear and side extension.

6.2.2 The proposed extension would accommodate additional (fourth) bedroom with en-suite bathroom and a dining room.

6.2.3 The existing garage would be demolished.

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.

6.3 Impact on character and appearance of the local area.

6.3.1 The extension would have an L shape with its longer part adjacent to the boundary with no. 9 Grosvenor Close and a flat roof 2.95m high.

6.3.2 The proposed extension is considered to be subordinate, in proportion and in keeping with the host dwellinghouse. Although it would be visible from a public highway, it would replace the existing garage making no material impact on the appearance of the surrounding area.

6.4 Impact on residential amenities.

6.4.1 7 Grosvenor Close: The proposed extension due to its set back from the common boundary by 2.4m, limited projection (3.9m), height (2.95m), and orientation of the site would not unacceptably overshadow or restrict outlook from habitable room windows of the adjoining semi-detached property. Furthermore, it does respect 45 degree rule.

6.4.2 The proposed window serving the proposed dining room would not cause a loss of privacy due to proposed set back from the boundary and the existing boundary treatment in a form of a wooden panel fencing which is approx. 1.5m high.

6.4.3 9 Grosvenor Close: Due to differences in levels the proposed extension would not cause an excessive overshadowing or loss of outlook from that property. The height of the proposed extension, when measured from the ground of this neighbouring property would be approx. 2m. Furthermore, this property is served by a detached garage/outbuilding which is located at the boundary with the application site and

would therefore act as an additional mitigating factor. As there would be no windows facing this adjoining property, there would be no loss of privacy or sense of overlooking caused by the proposed extension.

6.5 Amenity space:

6.5.1 As the proposed extension would replace existing detached garage, the additional footprint would be approx. 18 square metres. The existing rear garden is approx 129 square metres, and therefore, it is considered that the extension would continue to provide usable amenity space well in excess of the Councils approved standards.

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 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(d), 2(b), 2(d), 4(f), 6(c), 7(a), 7(e), 9(a), 10 (a) and 10(b).

LSAM4 for 16/08/2011 PROW Panel.

PLANNING CONDITIONS for 11/00871/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 - 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

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development

SDP7 Urban Design Context

SDP9 Scale, Massing & Appearance

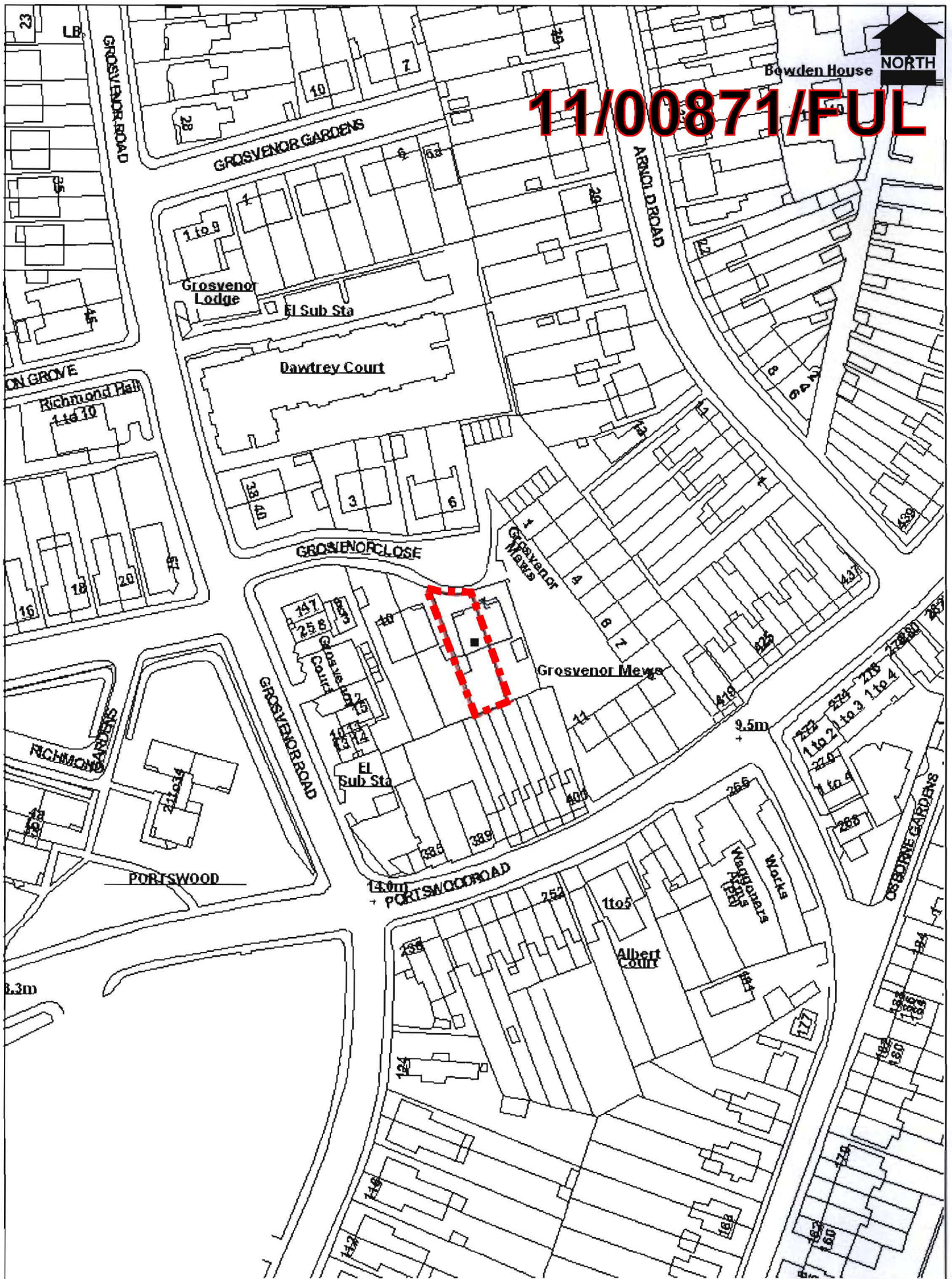
Supplementary Planning Guidance

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)



11/00871/FUL

Scale : 1:1250

Date : 04 August 2011

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