

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

<b>Application address:</b> 36 Omdurman Road, SO17 1PG			
<b>Proposed development:</b> Erection of a part two-storey, part single-storey side extension.			
<b>Application number</b>	11/00892/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Arleta Miszewska	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	27/07/2011	<b>Ward</b>	Portswood
<b>Reason for Panel Referral:</b>	Referred by the Development Control Manager	<b>Ward Councillors</b>	Councillor Capozzoli Councillor Vinson Councillor Claisse

<b>Applicant:</b> Mr Malcolm Crowther	<b>Agent:</b> Mr Peter Foulk
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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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).

<b>Appendix attached</b>			
1	Development Plan Policies		

**Recommendation in Full**

**Conditionally approve**

**1. The site and its context**

- 1.1 The site comprises a two-storey detached residential property located prominently on the corner of Omdurman Road and Heatherdeane Road.
- 1.2 The site lies within close proximity to the University.

## **2. Proposal**

- 2.1 The applicant seeks planning permission for a part two-storey, part single-storey side extension in a contemporary design which is designed to complement rather than replicate the character of the existing property. The applicant has identified the intention of achieving a highly sustainable form of development.

## **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**.

## **4. Relevant Planning History**

- 4.1 11/00259/PREAP2 - Proposed two storey side extension. Proposal considered to be acceptable and in accordance with local development plan.

## **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 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.
  - Additional pressure of HMO use on Omdurman Road and the wider neighbourhood.
  - Noise disturbance.
  - Impact on environmental qualities of the surrounding area, amenity and privacy of dwellings and character of the area in other senses.
  - Out of keeping with all other properties on the street and the rest of the area.
  - Too close to no. 34 Omdurman Road.
  - Loss of natural light
  - Overlooking and loss of privacy
  - Increase in the occupancy.
  - Disproportionate development in bulk and size.
  - Overdevelopment of the site.
  - Loss of amenity, loss of garden space.
  - HMO use intensification.
  - Harmful removal of mature trees
  - Harmful impact on the streetscape

- 5.3 Highways – no highway objection made.

## **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 additional floor space would accommodate a kitchen, utility room, bath and a study room on the ground floor and additional bedroom and a bathroom on the first floor. The internal changes would result in increase of a number of bedrooms on the first floor from three to five. There would also be a potential for another bedroom on the ground floor in the existing reception area. As such, the proposed development could accommodate additional three bedrooms converting the dwellinghouse into 6-bed house.
- 6.2.2 The extension is contemporary in design and shape. The proposed ground floor part would be set back from the front building line and would almost meet the rear building line. The first floor part would resemble L shape with its front part (approx. 3.5m) being set back by approx. 0.9m from the side ground floor line.
- 6.2.3 In addition, the applicant proposes a timber cladding as an external material with narrow vertical windows.

## 6.3 Impact on character and appearance of the local area.

- 6.3.1 The proposal, in terms of design would be subordinate and in proportion with the host dwelling.
- 6.3.2 Although, the proposed materials may be seen as out of character with the street scene, a high quality timber cladding could add an aesthetic value and interest to the street scene, given the prominent location of the application site. Furthermore, it would reflect the applicant's sustainable approach to improving the buildings performance, which includes: better thermal performance due to high insulation, double glazed windows, a large sliding folding glazed door opening from the kitchen/dinner area to the garden and a bay window to the east elevation.

## 6.4 Impact on residential amenities.

- 6.4.1 There would be an additional window on the ground floor serving the proposed kitchen and a window on the first floor serving the additional bedroom. Both windows would face no. 36 Khartoum Road. The proposed ground floor window would not be any closer than the existing ground floor window, and it would be approx. 19m away from the above property. The first floor window would be approx. 21m away from the above property and would meet the distance requirements set out in the Residential Design Guide.
- 6.4.2 There would be no windows facing no. 34 Omdurman Road.
- 6.4.3 It is considered that the proposed development would not jeopardise the privacy of the adjoining neighbours.
- 6.4.4 The first floor element would not project beyond the adjoining property's rear building line, and therefore, it would not restrict outlook from that property and would not overshadow its rear garden.
- 6.4.5 The first floor extension could restrict the amount of sunlight the first floor side window of the neighbouring property enjoys during morning hours. The information provided confirms that the design meets 45 degree code and that the potential loss

of light would not be harmful. In the light of this evidence and the fact that this window serves staircase landing, it can be concluded that the impact on that window would not be detrimental enough to refuse this application.

#### 6.5 Amenity space:

6.5.1 The proposed extensions would not decrease the existing rear garden space, and therefore, it is considered that there would be no loss of amenity space for general use, daylight and outlook.

#### 6.6 HMO use:

6.6.1 Current legislation does allow up to 6 residents to share a house without the need for planning permission. The occupation by a seventh more residents would constitute a change of use. The proposed application does seek to change the use of the property and not appear to be capable of accommodating a seventh resident. However a note to the applicant is proposed to be added to any favourable decision notice that may be issued, advising of the need for planning permission if the owner intended to increase the number of residents.

6.6.2 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.

### 7. Conclusion

7.1 The contemporary design, in this instance, is considered to add interest to the street scene and subject to the use of good quality materials would add to character of the area. 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 11/00892/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

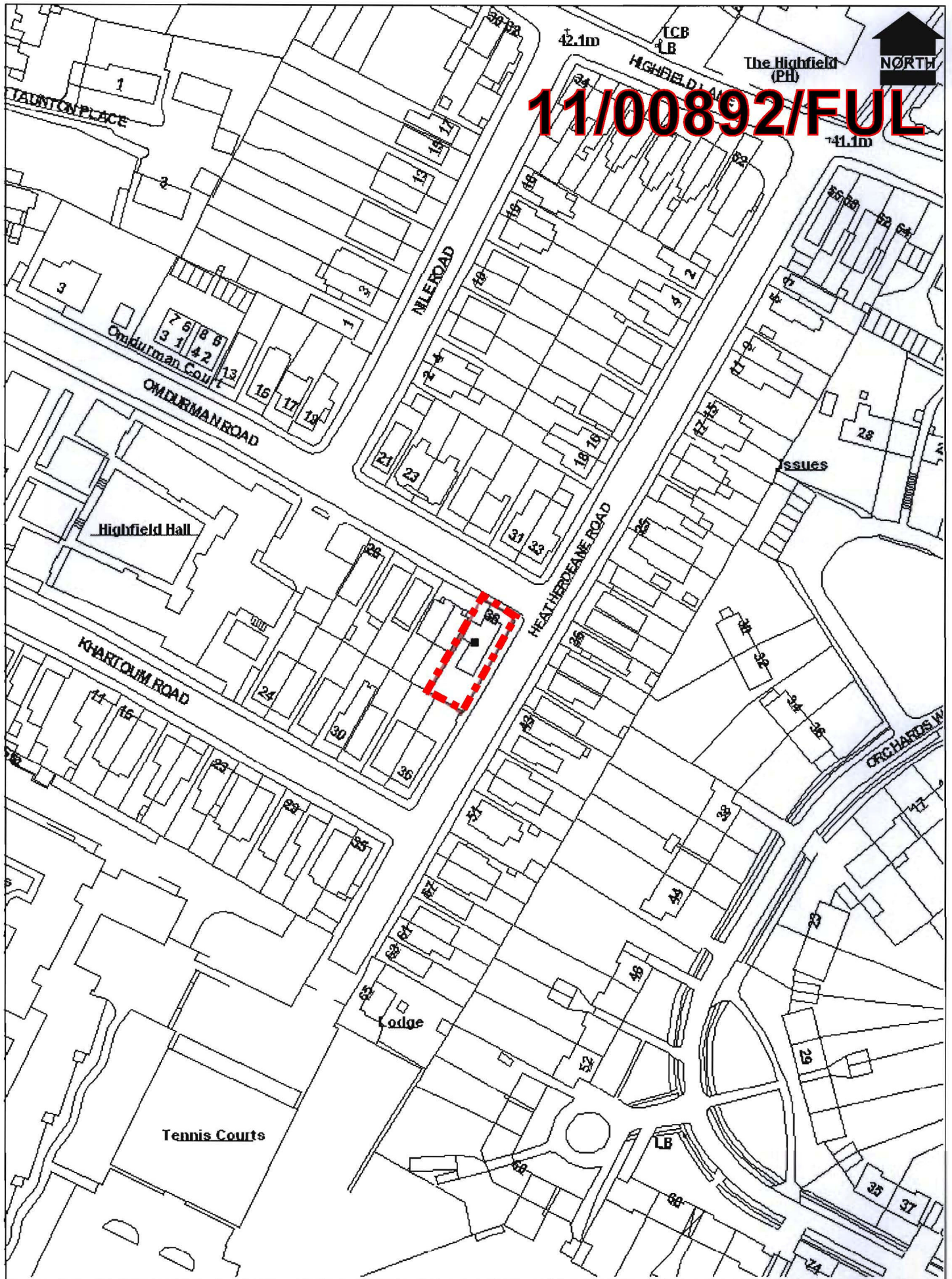
Supplementary Planning Guidance

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)



11/00892/FUL

Scale : 1:1250

Date : 04 August 2011

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