

**Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 20 December 2011  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 16 Blenheim Gardens, SO17 3RL			
<b>Proposed development:</b> Part two storey part single storey side and rear extension with detached cycle and refuse store.			
<b>Application number</b>	11/01504/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Bryony Stala	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	14.11.2011	<b>Ward</b>	Portswood
<b>Reason for Panel Referral:</b>	Referred by the Planning & Development Manager	<b>Ward Councillors</b>	Councillor Claisse Councillor Capozzoli Councillor Vinson

<b>Applicant:</b> Mr Hothi	<b>Agent:</b> Sanders Design Services Ltd
----------------------------	---

<b>Recommendation Summary</b>	<b>Conditionally approve</b>
-------------------------------	------------------------------

**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).

<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 semi-detached property located on the northern side of Blenheim Gardens at its easterly junction with Sherborne Road. The property has a 24m long rear garden and has previously been extended with a modest single storey rear extension and small side lean-to.

- 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 A number of dwellings within the immediate area have been extended at ground and first floor in a manner similar to the proposed.

## **2. Proposal**

- 2.1 The application proposes a part single storey side extension and two storey rear extension.
- 2.2 The single storey side extension is to be set back from the front of the property by approximately 1 metre and extends beyond the existing rear wall of the dwelling by 3m.
- 2.3 The two storey rear extension is to be sited to the rear of the property at a depth of 3m and width of 3.2m. The two storey extension will be set off the boundary with the adjoining property by 3.3m and will not project past the side wall of the application site.
- 2.4 If approved, these extensions would achieve a reorganisation of the internal accommodation to provide an extension to an existing first floor bedroom and an additional bedroom and bathroom at ground floor level. The resultant building would have 6 bedrooms compared to the four currently available.

## **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**.
- 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.

## **4.0 Relevant Planning History**

- 4.1 Planning Ref: 10/00366/FUL - Erection of a two storey side extension and part single storey/part two storey rear extension (resubmission of 09/01176/FUL). Approved. 28.05.2010.
- 4.2 Planning Ref: 09/01176/FUL - Two storey side extension and part two/part single storey rear extension. Withdrawn.

## **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 3 representations have been received from surrounding residents, residents association and a local ward councillor. Councillor Vinson has asked that the application be determined by the Planning & Rights of Way Panel.
- 5.2 Listed below is a summary of the issues raised by the objectors to the scheme
- At present the property is rented out to four students. The increase in two bedrooms will increase activity generated by the property and exacerbate parking issues in the immediate area.
  - There are issues relating to the siting of wheelie bins in and around the site.
  - This development would undermine the council's stated intention to promote sustainable, mixed communities, and fails to prevent further erosion of the surrounding residential community. If permitted this would exacerbate the existing social and environmental problems in this area.
  - The proposals would be an overdevelopment of the site in terms of bulk and scale. It would almost double the mass of the existing building and is out of character with surrounding homes. It is on a corner plot and therefore will dominate approaches to the road.
  - Should this application be approved, which would be at odds with the Council's policies, we would wish to see conditions applied to ensure that any future internal or external changes to the property must be subject to further planning applications. In effect, we would like to ensure that conditions are in place to restrict permitted development rights in the future. As an example of specific conditions, we would wish to see assurances that the maximum number of unrelated persons allowed to live at the property is six and the number of bedrooms permitted should also be kept to six.

There are no relevant consultee responses relating to the site.

## **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 At present, the property provides up to 4 bedrooms. The proposed extension reconfigures the internal layout to enlarge and improve the accommodation provided, and provides 2 additional bedrooms meaning that the property could be occupied by up to 6 persons.
- 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 would give careful consideration to the impact and increase in the number of 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 introducing an Article 4 Direction across the city which would require development comprising a change of use from a use of a dwelling house to a house used for multiple occupancy, including C4 occupancy to first gain planning permission. The Article 4 is expected to be in place by 23 March 2012. Until that time planning permission is not required to change or 'flip' between a C3 and C4 Use.
- 6.2.5 For the purpose of this application, it is understood that the applicant does not intend to increase the dwelling beyond the use of a C4 dwelling which is currently permissible under the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 and the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010. Thus the application must only be assessed in relation to the impact of the proposed extension.

### 6.3 Impact on Residential Amenity

- 6.3.1 The single storey side extension is modest and in scale and is proportionate to the existing dwelling.
- 6.3.2 The two storey rear extension is set off the boundary with neighbouring property 14 Blenheim Gardens retaining light and outlook to habitable windows to the rear of this property. The 45 degree code is met.
- 6.3.3 The depth, height and design of the two storey rear extension is similar to the extension that exists on the neighbouring dwelling.
- 6.3.4 It is judged that its impact on the character of the street scene will be minimal. A number of similar extensions have been granted on corner plots in the immediate area which are greater in size. By reason of its position away from the boundary and its part single storey part two storey nature, the proposed extension will not detract from the semi-detached nature of the property or appear overbearing in the street scene.
- 6.3.5 The small scale design of the two storey element accords with the Residential Design Guide and is not considered out of character with the surrounding area or detrimental to the character of the dwelling house and should therefore be supported.
- 6.3.6 Outlook from habitable room windows is concentrated to the rear of the site.
- 6.3.7 Windows serving the lounge and kitchen area will have limited outlook due to their proximity to the existing boundary wall. However, these are secondary windows and light will also be afforded to this space via a window at the rear of the extension.
- 6.3.8 Whilst the extension will be visible from the neighbours' gardens, it is not judged to affect light, outlook or privacy.
- 6.3.9 The remaining garden area is sufficient and as such the residential environment for the proposed residents, given that the scheme will increase the scale of accommodation on site, is acceptable.

## **7.0 Conclusion**

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

### **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(b), 2(d), 4(f), 6(c), 7(a),7(e), 7(x), 9(a) and 10 (a) & (b)

**BS for 20.12.2011 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.

#### **4. 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.

**5. 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)

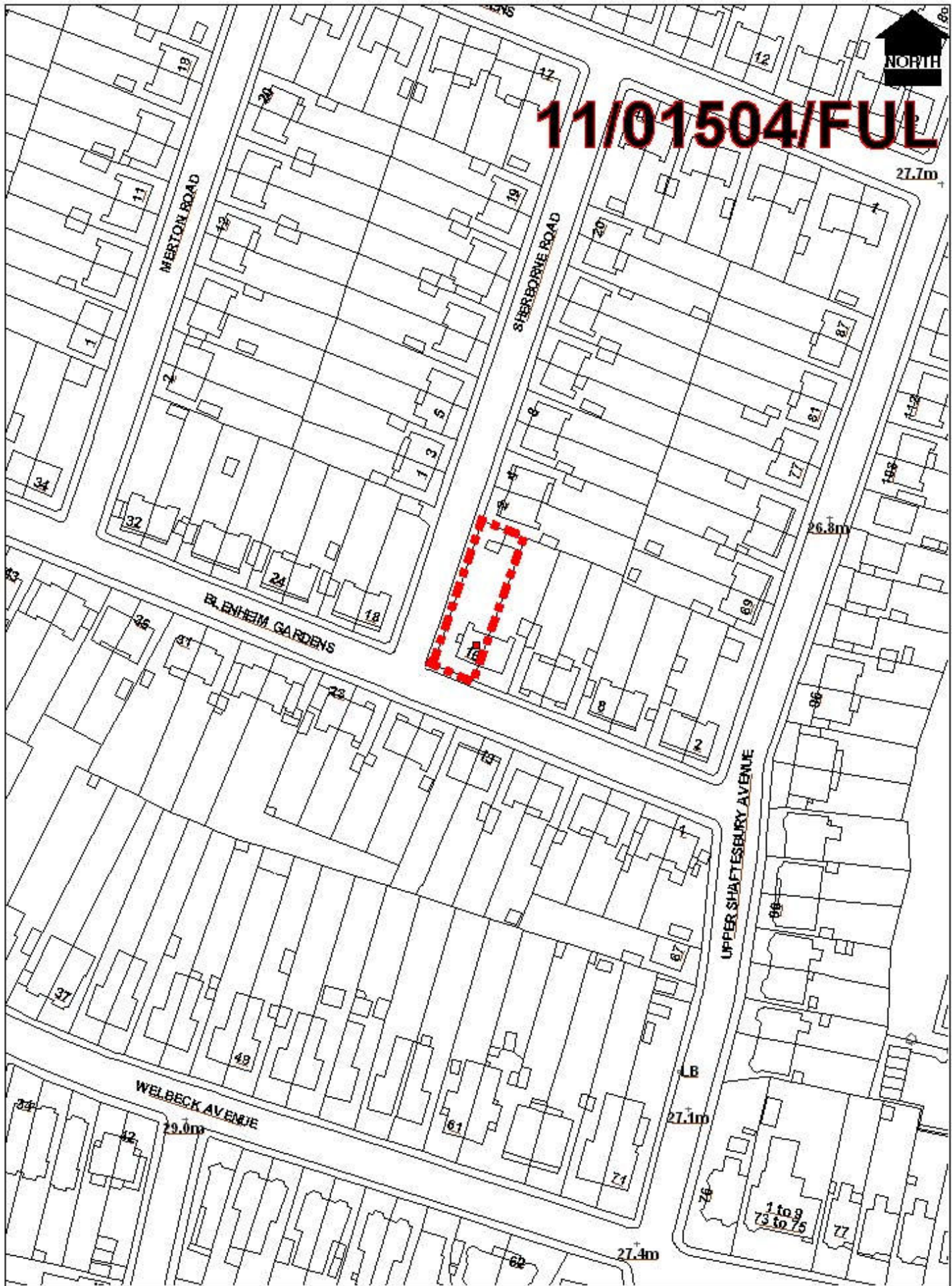
Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)





**11/01504/FUL**



Scale : 1:1250

Date 06 December 2011

© Crown copyright. All rights reserved. Southampton City Council 100019679 2004.

