

**Southampton City Planning & Sustainability  
 Planning and Rights of Way Panel meeting 25<sup>th</sup> October 2011  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> 15 Merton Road, SO17 3RB			
<b>Proposed development:</b> Part two storey part single storey side and rear extension with detached cycle and refuse store.			
<b>Application number</b>	11/01195/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>	21/09/2011	<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 B Punia		<b>Agent:</b> BPS Design Consultants 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 of two-storey semi-detached property located on the western side of Merton Road. The property has a 22m long rear garden and has previously been extended with a single storey rear extension of 3.7m 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 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 rear extension and two storey side extension.
- 2.2 The existing single storey rear extension is to be extended by 0.3m giving an overall depth of 4m from the original rear wall of the dwelling.
- 2.3 The two storey side extension would widen the property by 1.5m and would be 3.6m in length. It would be set back from the front of the property by 4.5m with a roof that matches the angle of the existing hipped roof and is subservient in height.
- 2.4 If approved, these extensions would achieve an additional bedroom and shower-room at ground floor level and an enlarged existing bedroom at first floor level. Overall the property would then have 6 bedrooms, compared to the five bedrooms and one bathroom shown on existing floor plans.

## **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 There is no planning history relating to the site.

## **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 4 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.
  - The proposal would be disproportionate development in both bulk and size for a single plot and will be out of character with the area.

- It represents an overdevelopment of the site.
- Overlooking to neighbouring properties will occur as a result of the development
- The increase in the number of tenants will put further pressure on parking in the area.
- The property should remain as an individual dwelling house.
- The cycle and garden store to the rear of the property s excessive and would be an unsightly addition.
- Concern that the two cherry trees will be lost as a result of the development.
- Whilst being let to student it is present form the property is one that could be reverted back to a family home. The alterations and extensions proposed irreversibly convert this into a large dwelling as a house of multiple occupancy.
- Merton Road is now 80% student lets and residents are being driven out as a result of the increasing number of student lets and issuing arising from this type of occupancy.

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

5.3 **SCC Highways** – no objection.

5.4 **Pollution and Safety** – 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, and provides 1 additional bedroom 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 an 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 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, 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 proposed two storey side extension is set back from the front build line of the house by 4.5m and does not project past its rear build line. Neighbouring property at No. 17 Merton Road has been extended at two storeys beyond its rear build line. Windows in the side elevation of the neighbouring property are secondary and as such it is judged that no adverse harm will be caused to the existing residential amenity.
- 6.3.2 The two storey side extension is sufficiently set back from the front of the property to ensure a terracing effect does not occur and the original character of the property is retained within the street scene. A similar design of extension has been built at opposite the application site which demonstrates that the design, scale and proportions of the proposal are sympathetic to its original character.
- 6.3.3 The small scale design of the two storey element accords with the RDG and cannot be considered out of character with the surrounding area or detrimental to the character of the dwelling house and should therefore be supported.
- 6.3.4 At a depth of 4m, the single storey rear 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. Adjoining property 13 Merton Road has an existing single storey extension. As such, it is judged that no adverse harm will be caused to the existing residential amenity of 13 Merton Road. The new ground floor extension appears to be further pulled off the common boundary than the existing extension.
- 6.3.5 Whilst the extension will be visible from the neighbours' gardens, it is not judged to effect light, outlook or privacy.
- 6.3.6 The remaining garden area for both sites 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.
- 6.3.7 The ancillary storage building to the rear of the site has been reduced to a height of 2.5m. This is an appropriate height for an outbuilding and is consistent with the height of outbuildings permissible under the property's permitted development regulations. It is judged that no adverse harm will result to the residential amenity of neighbouring dwellings.

### 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.

### 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 25.10.2011 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

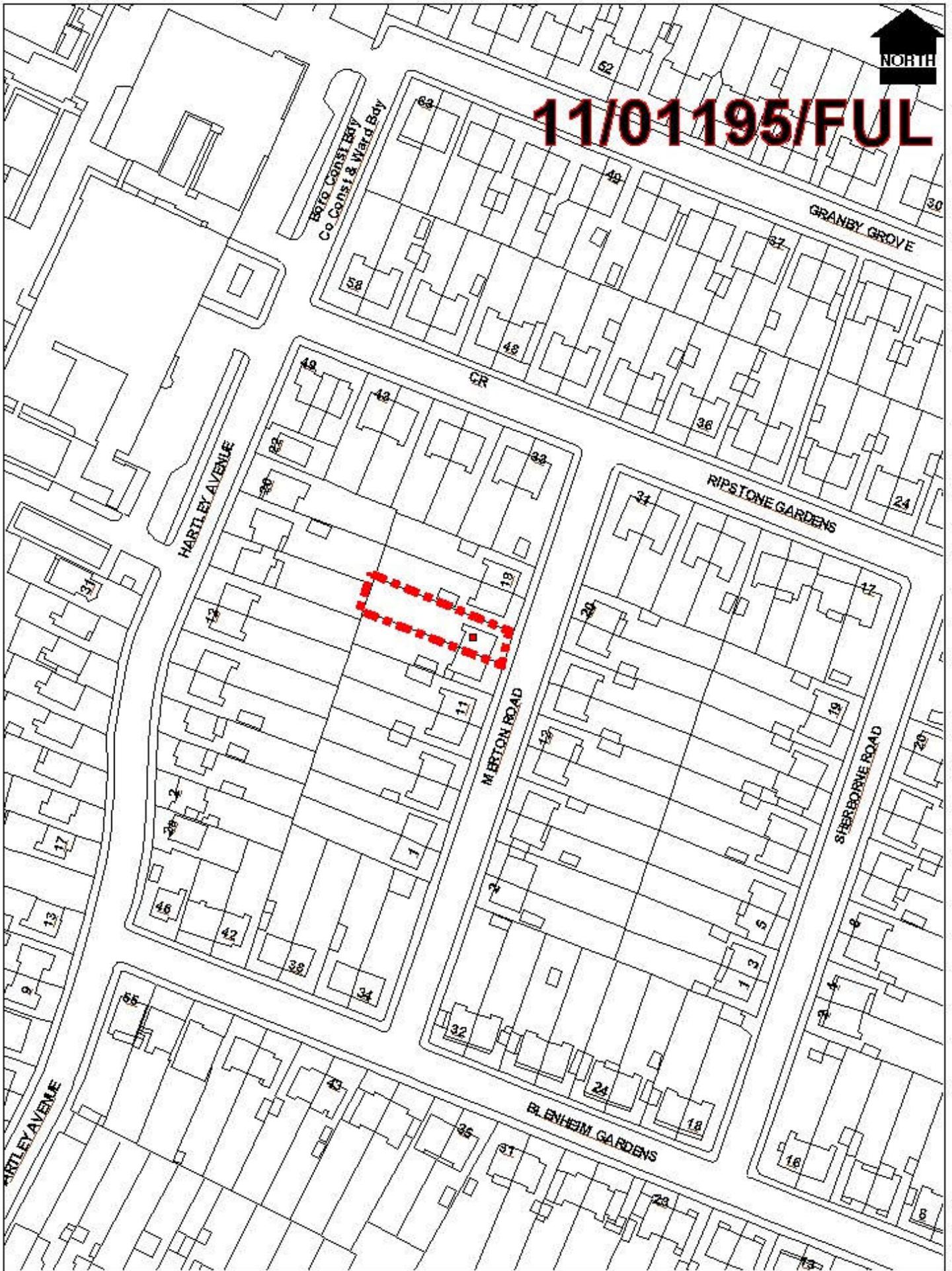
Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

PPS1 Delivering Sustainable Development (February 2005)

NORTH

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Scale : 1:1250

Date :12 October 2011

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