

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel meeting 16 October 2012
Planning Application Report of the Planning and Development Manager

Application address: 68 Blendworth Lane SO18 5HG			
Proposed development: Erection Of A 2-Storey Rear Extension To Facilitate Conversion Of Existing House Into 1 X 1-Bed Flat And 1 X 4-Bed Maisonette With Associated Cycle/Refuse Storage.			
Application number	12/00923/FUL	Application type	FUL
Case officer	Mathew Pidgeon	Public speaking time	5 minutes
Last date for determination:	13/08/2012	Ward	Harefield
Reason for Panel Referral:	Member request and more than 5 letters of objection.	Ward Councillors	Cllr Smith Cllr Fitzhenry Cllr Daunt

Applicant: Mr H Singh	Agent: Concept Design And Planning
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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 surrounding character and amenity have been considered and are not judged to have sufficient weight to justify a refusal of the application. 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, SDP9, SDP10, SDP12, SDP13, SDP14, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS16, CS19 and CS20 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 existing house is located on the end of a short terraced row comprising four dwellings of two storey height. There are changes in levels across the site due to the houses being built on a slope. The terrace has a staggered façade and rear building line and also incorporates ridges which ‘step up’ as the terrace leads up the slope. The application site is the lowest dwelling in the terrace. The dwelling is visually prominent on the bend of the road in Blendworth Lane.

1.2 The area is characterised by similar short terraced rows of two storey properties.

2. Proposal

2.1 The proposal is to add an extension to the rear of the dwelling and to rearrange the internal space resulting in a four bedroom maisonette and one bedroom ground floor flat. The one bedroom flat would occupy part of the ground floor of the building and would have access to private rear amenity space which would be in excess of 20m². The four bedroom maisonette utilises the remaining part of the ground floor and all the upper floor. It also benefits from direct access to private rear amenity space which would also exceed 20m².

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**.

4.0 Relevant Planning History

4.1 None relevant.

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 and erecting a site notice 02/07/2012. At the time of writing the report **6** representations have been received from surrounding residents.

5.2 Local residents consider that the proposal will exacerbate what is judged to be very difficult parking issues within the area. Cars currently park on grass verges and the pavement which obstruct pedestrians. Access roads are narrow and emergency vehicles find it difficult to access the estate.

RESPONSE - The Highway Officer has raised no objection to the proposal on grounds of parking levels or highway safety. The applicant has provided a parking survey, the results of which are discussed in section 6 below.

5.3 The development would require the removal of the large Tree in the rear garden which is subject to a Tree Preservation Order.

RESPONSE - The extension does not require the removal (felling) of the protected tree.

5.4 Steps to the road should not be blocked by refuse bin storage.

RESPONSE - The concerns can be addressed by the use of planning conditions.

5.5 Overlooking.

RESPONSE - The proposal will not result in an increased potential for

overlooking of neighbouring gardens.

5.6 Overdevelopment.

RESPONSE - The site can cope with the amount of development proposed. The minimum garden standards (quality and quantity) are achieved as a result of the subdivision of the rear garden. The footprint covers in the region of 20% of the plot, much less than the maximum of 50%.

5.7 Loss of light.

RESPONSE - The extension proposed is to the north of the neighbouring property and as such neighbouring plots will not be shaded as a result of the scheme.

5.8 Late night disturbance, impact on noise.

RESPONSE – Whilst there will be an intensification of the use of the site it would be unreasonable to oppose a development on these grounds. The behaviour of individuals within the building cannot be controlled by the planning system. Whilst greater movement and activity is likely to be a result of the scheme it cannot be stated with certainty that once the house is divided into two separate units a significant increase in noise and disturbance will occur (sufficient to justify refusal). The Council has statutory powers under Environmental Health legislation to monitor and enforce against local nuisance including noise disturbance.

5.9 Affect on wildlife.

RESPONSE - The site is currently laid to lawn and is not protected nor is it judged to have the potential to support rare species or habitats. Loss of the lawn is not judged to have the potential to have a harmful effect on wildlife.

5.10 **SCC Highways** - No objection to the scheme. Satisfied with the result of the parking survey which demonstrates that there is available on street parking in the vicinity of the site. No objection is raised.

5.11 **Sustainability** - No objection, add condition regarding energy if approved.

5.12 **Southern Water** - No objection, add standard informative if approved.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- Principle of Development.
- Impact on the character of the dwelling and surrounding area.
- Impact on residential amenity

6.2 Principle of Development

6.2.1 The development plan does not oppose the conversion of an existing dwelling house to two separate units of accommodation provided that it does not result in

the loss of a family dwelling unit (containing three or more bedrooms and having direct access to private amenity space). The proposal will result in the formation of a residential unit with four bedrooms and access to private amenity space.

6.3 Impact on the character of the dwelling and surrounding area.

6.3.1 The design of the proposed two storey rear extension is compliant with the policies of the development plan and the Residential Design Guide (RDG). The addition is subordinate to the mass of the host dwelling and will not harm its appearance, design or character.

6.3.2 Whilst the extension will be clearly visible from the public realm and will impact the character of the property and surrounding area it is not considered as being a significantly harmful addition to the street scene.

6.4 Impact on residential amenity

6.4.1 As the physical structure is proposed to be added to the northern end of the property shadow cast by it is not likely to harm the amenity enjoyed by neighbouring residents and the occupier of the proposed ground floor residential unit.

6.4.2 Whilst the structure is two-storey in height it is considered that it shall not be viewed as an overbearing or dominant addition to the building.

6.4.3 The extension is compliant with the 45 degree rule of thumb, meaning that impact on outlook enjoyed by the occupants of number 70 is acceptable.

6.4.4 The two units would be served by amenity space which is compliant with the RDG.

6.4.5 The resulting arrangement of accommodation within the property is such that there would be a first floor rear facing bedroom which would directly overlook the private garden space serving the ground floor unit. The relationship would result in a reduction of the amount of privacy which is to be expected by residents whilst enjoying private gardens. In order to mitigate the impact obscure glazing should be used within the lower section of the window to at least 1.7m above internal floor level.

6.4.6 The formation of a separate unit of accommodation on the site does increase the potential for noise and activity to take place. Whilst there is the potential for disturbance to occur, provided that occupants behave considerately there is no reason to expect that harm to neighbouring amenity is inevitable. The council have separate powers to control nuisance (controlled under separate legislation) and as such it is judged to be unreasonable to oppose the scheme on this basis.

6.4.7 Members of the community have raised concerns regarding the impact of the development on the availability of parking spaces within the area. A correlation is made between the increase of residential units and a subsequent reduction in the number of available parking spaces on the road.

6.4.8 Whilst there may well be additional car owners residing within the neighbourhood as a result of the development a parking survey has been provided which

demonstrates that on the date and time of the survey (8pm on the 20th September 2012) there was the potential for additional on street parking to take place in nearby streets.

- 6.4.9 Although it is recognised that reduced availability of parking spaces close to ones own home is a common frustration for residents across the city, which the LPA sympathise with, to refuse the present scheme on this matter cannot be recommended in light of the results of the parking survey.

7.0 Summary

- 7.1 The proposed extension is in accordance with the development plan and the RDG. As such the scheme will have an acceptable impact on the overall character and amenity of the area which surrounds the application site.
- 7.2 Specific harm relating to the use of the plot for occupation by two separate households has not been identified during the assessment of the scheme which sufficiently justifies refusal.

8.0 Conclusion

- 8.1 In conclusion, the proposal will be in accordance with the Council's current adopted guidance and policies; and will have an acceptable impact. As such the proposal is recommended for approval.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1 a, 1b, 1c, 1d, 2b, 2d, 4f, 6c, 7a, 9a, 9b

MP3 for 16/10/12 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 - 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.

03. 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.

04. 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.

05. 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.

06. APPROVAL CONDITION - Glazing panel specification

The west facing window at first floor level, labelled 'proposed bedroom 2', shall be glazed in obscure glass and shall be non opening to a height of at least 1.7m from the internal floor level.. The window as specified shall be installed before the development hereby permitted is first occupied and shall permanently retained in that form.

Reason:

To protect the privacy enjoyed by the occupants of the ground floor flat whilst they are in their private garden space.

07. APPROVAL CONDITION Private amenity space [Pre-Occupation Condition]

The approved private amenity space shall be laid out and separated by the approved boundary treatment in accordance with the approved plans prior to the first occupation of any of the hereby approved flats. Such facilities as approved shall be permanently retained for that purpose.

Reason:

To ensure that satisfactory amenity space is provided for each resident of the hereby approved flats.

08. APPROVAL CONDITION Cycle and Refuse Storage Facilities [Pre-Occupation Condition]

The approved cycle and refuse storage facilities shall be constructed in accordance with the approved plans prior to the first occupation of the hereby approved development. Such facilities as approved shall be permanently retained for that purpose.

Reason:

To encourage cycling as an alternative form of transport and in the interests of visual amenity, the amenities of future occupiers of the development.

09. APPROVAL CONDITION - Energy (Pre-Commencement Condition)

Written documentary evidence demonstrating that the development will at minimum achieve a reduction in CO2 emissions 20% over part L of the Building Regulations shall be submitted to the Local Planning Authority and verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason:

To reduce the impact of the development on climate change and finite energy resources and to comply with adopted policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

POLICY CONTEXT

Core Strategy - (January 2010)

CS4 (Housing Delivery)
CS5 (Housing Density)
CS13 (Fundamentals of Design)
CS16 (Housing Mix and Type)
CS19 (Car and Cycle Parking)
CS20 (Tackling and Adapting to Climate Change)

City of Southampton Local Plan Review – (March 2006)

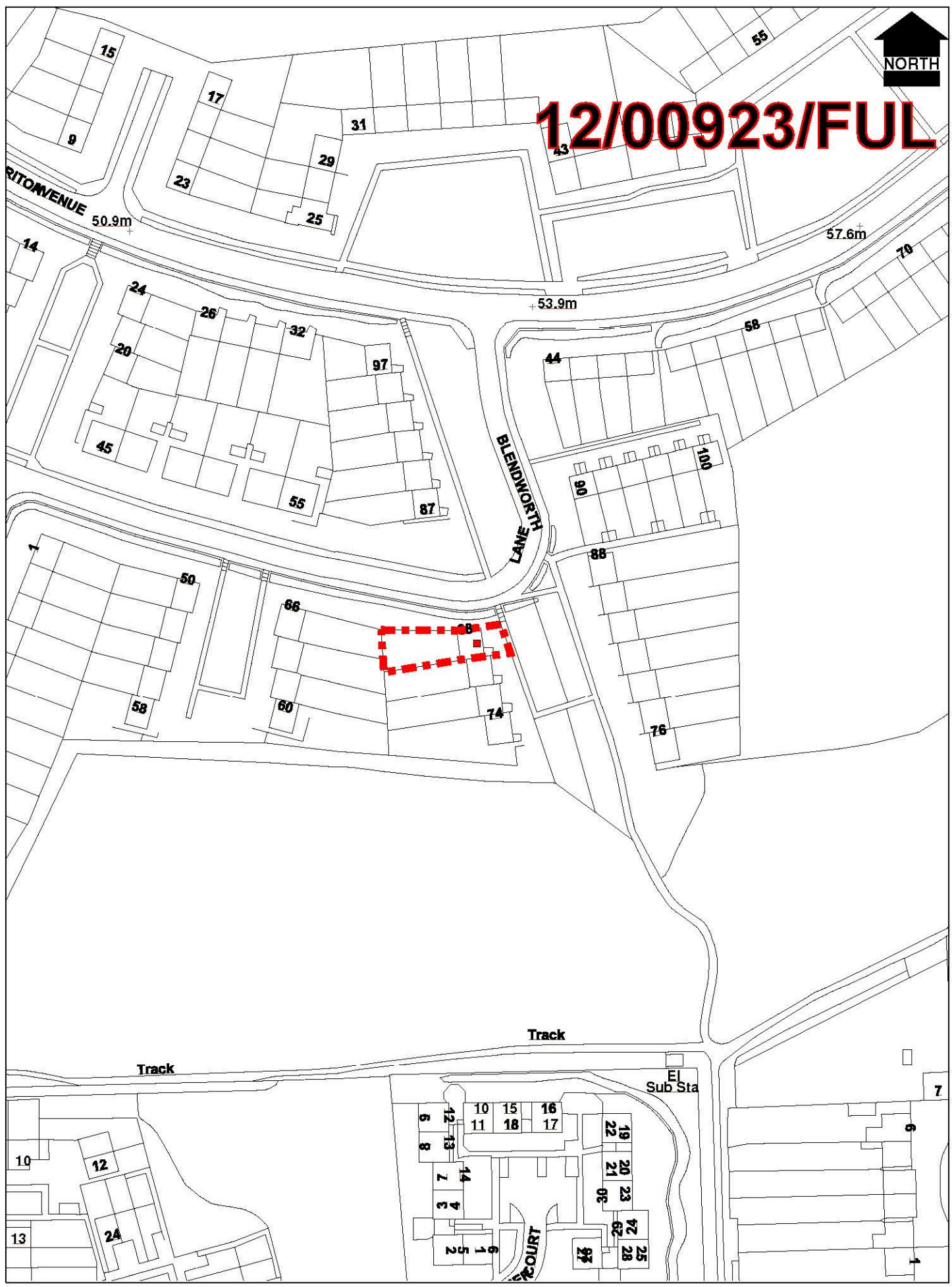
SDP1 (Quality of Development)
SDP5 (Parking)
SDP7 (Context)
SDP9 (Scale Massing and Appearance)
SDP10 (Safety and Security)
SDP12 (Landscape and Biodiversity)
SDP13 (Resource Conservation)
SDP14 (Renewable Energy)
H1 (Housing Supply)
H2 (Previously Developed Land)
H7 (The Residential Environment)

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)



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Scale : 1:1250

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