

Planning, Transport & Sustainability Division
Planning and Rights of Way Panel - 10th February 2015
Planning Application Report of the Planning and Development Manager

Application address: 19 Mayfield Road SO17 3SW			
Proposed development: Erection of a single storey outbuilding in rear garden			
Application number	14/01989/FUL	Application type	FUL
Case officer	Nathan Pearce	Public speaking time	5 minutes
Last date for determination:	28/01/2015	Ward	Swaythling
Reason for Panel Referral:	Request by Ward Member – Councillor Mintoff.	Ward Councillors	Cllr Painton Cllr Mintoff Cllr Vassiliou

Applicant: Mr and Mrs N Sultan	Agent: Jenkins Architecture
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	No
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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 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. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

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	2	Relevant Planning History

Recommendation in Full

Conditionally Approve

1.0 The site and its context

- 1.1 This application site is located within the Swaythling ward. Mayfield Road is mainly characterised by two storey semi-detached dwellings, which are uniformly spaced in a similar style. The site benefits from a 26m long rear garden, where the proposed outbuilding, which is nearly complete, is located at the southernmost end, adjacent to a service track.
- 1.2 56 square metres of private amenity space is retained in the rear garden. The garden is surrounded by a 1.7m wooden fence.

2.0 Proposal

- 2.1 The proposal is for a detached outbuilding in the rear garden that is currently under construction. It is situated at the south-west end of the garden, next to the rear access lane. It is 7.5m long, 6m wide with a pitched roof height of 3.8m and eaves height of 2.2m. The construction materials of red bricks and black interlocking tiles are similar in appearance to those of the existing house. The building is proposed to be used as a store/gym and have two windows facing into the garden, a side access door on the west side and a rear window facing onto the rear boundary wall. There is a 14m separation between the outbuilding and the rear wall of the dwellinghouse.
- 2.2 The agent has confirmed that the main dwelling is currently in use as a C3 family dwellinghouse and that the outbuilding is under construction but not fully completed or used/occupied.

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 National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4.0 Relevant Planning History

- 4.1 There have been two planning applications on this site in recent years, both have been for rear extensions. A single storey rear extension has been built following a Prior Approval application in 2013. There have been no applications for outbuildings.

4.2 Full site history is shown in **Appendix 2**

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 undertaken which included notifying adjoining and nearby landowners. At the time of writing the report 0 representations have been received from surrounding residents.

5.2 Consultation Responses

5.3 **Cllr Sharon Mintoff** - Would like the application to be determined by the Planning and Rights Of Way Panel.

6.0 Planning Consideration Key Issues

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

- Principle of Development
- Design, scale, and character

6.2 Principle of Development

6.2.1 There are various sizes of outbuildings in many of the rear gardens of Mayfield Road and Broadlands Road, some with similar dual pitched roofs. An outbuilding of this scale, whilst having some visual impact on neighbours would not be out of character for the area. The siting of the structure is also typical of outbuildings in the surrounding area. Conditions should be imposed to restrict its use for the sake of clarity and to ensure the future amenity of neighbours is protected.

6.3 Design, scale, and character

6.3.1 The design of the outbuilding is acceptable in terms of its size, physical form and construction materials. The rear garden measures approximately 200 square metres, the outbuilding will remove 40 square metres of the usable space, which would leave an adequate amount of space for a semi-detached dwelling. The boundary treatment consists of a 1.7m high wooden fence that surrounds the rear garden. The rear windows of number 17 are approximately 15m away and most of the sight will be blocked by the fence.

7.0 Summary

7.1 In summary, the proposed outbuilding does is not considered to materially harm the amenity or character of the local area.

8.0 Conclusion

8.1 In conclusion, subject to conditions, the application can be recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a), (b), (c), (d), 2 (b), (d) 6 (c), 7 (a), 9 (a) and (b)

NATPEA for 10/02/2015 PROW Panel

PLANNING CONDITIONS

Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations 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. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

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).

01 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.

02. APPROVAL CONDITION - Limitation of use of outbuilding [Performance Condition]

The proposed outbuilding shall only be used as a store/gym that is incidental to the existing dwelling and at no time shall be used for habitable accommodation or be fitted out in such a way as to be capable of being used for habitable accommodation unless otherwise agreed in writing with the Local Planning Authority.

REASON:

To protect the character of the dwelling and surrounding area and the amenities of surrounding properties.

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

The National Planning Policy Framework 2012

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APPENDIX 2

Relevant Planning History

13/00770/FUL - Erection of a part 2 storey, part single storey rear extension. -
Conditionally Approved 23.09.2013

13/01232/PAH - Erection of a single storey rear extension (max depth 5m, max height
2.7m, eaves height 2.7m) - Prior Approval Not Required 27.08.2013

14/01989/FUL



Scale: 1:1,250

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