

Planning and Rights of Way Panel

Tuesday, 24th May, 2022
at 4.00 pm

PLEASE NOTE TIME OF MEETING

Council Chamber - Civic Centre

This meeting is open to the public

Members

Councillor Blatchford
Councillor Coombs
Councillor Magee
Councillor J Payne
Councillor Savage
Councillor Windle
Councillor Prior

Contacts

maria.mckay@southampton.gov.uk
023 8083 3899 / 07385 399156

ADDITIONAL INFORMATION AND PRESENTATIONS

11 STATEMENTS RECEIVED (Pages 1 - 44)

Monday, 16 May 2022

Service Director, Legal and Business
Services

Agenda Item 11

I am Mrs Jacqui Hebbes, and live immediately next door to 11 Brookvale Road at number 9.

The distance the rear of 11 Brookvale is proposed to be extended by from the amended plan appears to be four metres at ground level and 1.5 metres at the first and second floor levels. The amended plan shows an upwards extension of the roof by 1.8m to create a new story, with a roof of high pitch bringing the mass closer to number 9, which will materially affect the scale, massing and loss of light to number 9.

While the plan has been revised from 5 flats to 4, the number of bedrooms has remained the same. This is a doubling on the site of the number of flats, and a 50% increase in the number of bedrooms.

Any owner of a building with windows which have received natural daylight for 20 years or more is entitled to forbid any construction or other obstruction that would deprive them of that illumination (under the provisions of the Prescription Act 1832).

Number 9 Brookvale Road was constructed prior to 1900 over 60 years before numbers 11A & B, and I and my family have lived here since 1969, in continuous residence for over 50 years, enjoying the light and visible sky from our windows on the elevation facing the direction of numbers 11A & B over that time. Numbers 11 A & B were built in the 1960s, with a rear building line determined so as not to cause significant loss of daylight, sunlight, or visible sky to number 9.

Any proposed extension by the applicant must not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, or be visually overbearing when viewed from adjoining houses.

The proposed extension to number 11 breaches these requirements. As a result I object to the proposed development and ask that the application is refused.

If this plan is approved and built this will result in a material loss of visible sky from four major rooms and the main hallway and staircase. This would result in a significant and material loss of ability to enjoy my property. Extensions should not be so large as to create a claustrophobic effect or cause a significant amount of visual intrusion and loss of light to neighbouring properties. Rear extensions according to Government guidance should not materially alter the existing levels of sunlight, privacy and daylight to adjoining properties.

I object to the proposal because it will if approved result in a significant and material loss of privacy, sunlight, and visible sky and be visually overbearing from important and much used rooms in my property.

Number 11 A & B form one of three separate buildings that form a tasteful and attractive development of six maisonettes, two flats in each building. This proposal breaks with that character to expand this one building to four flats, increasing the scale and massing out of proportion to the other two buildings in this development.

I'm also concerned about the consistency and accuracy of the amended plan diagrams submitted, and request that these are reviewed for consistency and accuracy and corrected if necessary. If corrections are required planning permission should not be granted before I have the opportunity to review and object to the final proposal, and the planning committee has the opportunity to review them.

21/01370/FUL - 11 Brookvale Rd – Supporting Statement from Cllr Mitchell

'this conversion into flats presents one of the better flat designs that we have seen in recent years with good size flats and outdoor amenity space. If panel is minded to vote in favour of the application I would ask that conditions are added to mitigate the addition of a hard standing frontage with good landscaping that encourages local biodiversity.'

Councillor Lisa Mitchell

Labour Councillor for Portswood Ward

Cabinet Member for Housing and Green Environment

Phone: 07814596242

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Thank you Chair. Good afternoon/evening Members

I speak to you to make the strongest possible objections on behalf of my clients Mr & Mrs Gault, who have lived in 5 Raymond Road for 48 years

I am very familiar with Southampton and its planning policies, having worked on planning matters there since 2004 and have over 36 years' worth of experience reviewing such applications.

I am familiar with the site, having visited it on 22 December last, when the sun is at its lowest in the sky.

When I visited at 08.40 hours, it was a bright clear day. However, when I entered the breakfast room, I was immediately struck on how little natural light penetrated the room. Because of this the electric ceiling light had been turned on.

Mr and Mrs Gault were genuinely shocked to discover their new neighbour was contemplating these works, which had not been shared with them before submission, nor carried out a sunlight and daylight study to inform their design.

The application caused much distress to Mr & Mrs Gault at what should have been a joyous time of the year.

They had already seen the degree of separation to their side windows reduced from a permitted development kitchen extension in 2004, undertaken by the previous owners.

The proposed extensions now, in particular the first floor side/rear extension, would cause an unacceptable loss of natural light and outlook to the Gault's two breakfast room side windows.

This is a room Mr & Mrs Gault make great use of and forms the hub of their day to day household activities.

Such was the level of concern, that Mr & Mrs Gault commissioned myself and a national consultant to undertake a scientific assessment of the likely effects on natural light within their breakfast room. This was undertaken using the recognised British Research Establishment guidance.

The report from Right to Light Consulting Ltd is accurately reported by your Officers, but we take issue at the interpretation of the conclusions.

Photographs have been provided to your officer to illustrate the lighting conditions in the breakfast room at the time of my visit and the case officer is thanked for going inside No. 5 to verify these.

Irrespective of whatever interpretation Members place on the natural light impact today, it remains a fact that a full two storey form of development, set only 3.22m off the face of the Gaults' breakfast room would create a severe and unneighbourly, oppressive sense of enclosure. This would naturally exacerbate the perception of adverse impact to natural light.

Your Officer has not considered outlook to the side windows of the breakfast room and the schedule of refusals for similar development emailed to Panel Members suggests a lack of consistency in decision taking.

The first floor side/rear extension in particular would exacerbate the sense of enclosure already experienced and would fail the BRE preliminary 25⁰ test. Outlook passing this test is at least currently enjoyed over the catslide/barn-hipped ended roof to the existing 2004 side addition.

This effect would also be worsened by the elongation of the ground floor element by 4 m, with its 3.3m high parapet wall edging, substantially higher than the eaves level currently seen.

I ask you all, would you wish to live under such further adverse impact?

Prior to this meeting I have emailed Members a list of similar cases over the last 3 years where a variety of your Officers, including the current case officer have assessed such forms of development to be unacceptable and refused permission under delegated powers.

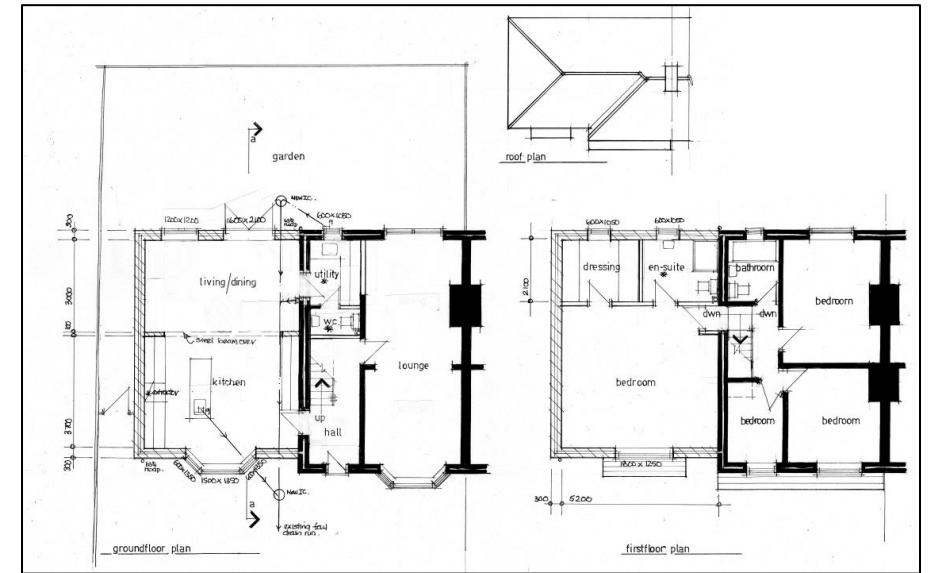
In addition, windows proposed in the western flank of 3 Raymond Road, which are not annotated to be fixed and obscure glazed, could cause invasive overlooking affecting the current levels of privacy enjoyed by Mr & Mrs Gault. Such a lack of consideration by the applicant is disappointing.

The raising of the roof ridge and the addition of the very large, truncated flat-roofed dormer window, occupying much of that roof surface is also considered overdominant and harmful. It is certainly not 'modest' as suggested by your officer in 6.3.1 of the report, not subservient and would erode the pleasant sub-urban character of Raymond Road.

As such, this would be contrary to specific strands of Policies SDP1, SDP7 & SDP9 and CS13 of Southampton's Development Plan, as informed by various paragraphs of the Council's Residential Design Guide, set out in my letter of objection.

The Panel is respectfully requested to refuse planning permission.

Site no.	Case ref	Address	Date refused	N/S plot orientation (Y/N)	Case Officer	Appeal?
1	22/00204/FUL	1 Yew Road, Southampton, SO18 6AW	22/03/2022	N	Stuart Brooks	
2	21/00999/FUL	31 Hartington Road Southampton SO14 0EW	23/08/2021	N	Killian Whyte	
3	21/00984/FUL	1 Jerome Court Southampton SO19 6FE	26/10/2021	N	Laura Treagus	
4	21/00347/FUL	122 Radstock Road, Southampton, SO19 2HU	28/04/2021	N	Mark Taylor	
5	21/00057/FUL	61 Nelson Road Southampton SO15 3DY	03/03/2021	Y	Tim Furmidge	
6	20/01777/FUL	13 Maple Road, Southampton, SO18 4EF	15/02/2021	N	Alison Ind	
7	20/01757/FUL	57 Inkerman Road, Southampton, SO19 9BZ	11/02/2021	Y	Alison Ind	
8	20/01520/FUL	60 Arthur Road, Southampton, SO15 5DU	21/12/2020	N	John Fanning	
9	20/00879/FUL	3 Hinkler Road, Southampton, SO19 6FR	01/09/2020	N	Tim Furmidge	Appeal dismissed 6.4.21
10	20/00474/FUL	9 Walnut Grove, Southampton, SO16 4NL	19/05/2020	N	Tim Furmidge	
11	20/00339/FUL	47 Somerset Avenue, Southampton, SO18 5FR	01/05/2020	N	Killian Whyte	
12	20/00338/FUL	61 King Edward Avenue, Regents Park, Southampton, SO16 4DL	01/05/2020	N	Stuart Brooks	Appeal dismissed 15.3.21
13	20/00317/FUL	29 Wilton Gardens, Southampton, SO15 7QS	17/04/2020	N	Tim Furmidge	
14	19/02064/FUL	96 Alfriston Gardens, Southampton, SO19 8FZ	23/01/2020	N	Tim Furmidge	
15	19/01442/FUL	4 Fitzroy Close, Southampton, SO16 7LW	25/10/2019	N	Tim Furmidge	
16	19/01434/FUL	282 Shirley Road, Southampton, SO15 3HL	22/11/2019	N	Laura Treagus	
17	19/01307/FUL	8 Bassett Green Close, Southampton, SO16 3QP	30/08/2019	N	Tim Furmidge	
18	19/01258/FUL	84 Millais Road, Southampton, SO19 2FW	20/09/2019	N	Killian Whyte	
19	19/01228/FUL	125 Oaktree Road, Southampton, SO18 1PB	10/09/2019	N	Laura Treagus	
20	19/01025/FUL	84 Walnut Avenue, Southampton, SO18 2HT	31/07/2019	N	Tim Furmidge	
21	19/01020/FUL	393 Burgess Road, Southampton, SO16 3BD	31/07/2019	Y	Tim Furmidge	
22	19/00867/FUL	21 South Mill Road, Southampton, SO15 4JW	05/07/2019	Y	Laura Treagus	
23	19/00629/FUL	23 Alexandra Road, Southampton, SO15 5DH	07/06/2019	Y	John Fanning	
24	19/00581/FUL	25 Crabwood Road, Southampton, SO16 9FD	22/05/2019	Y	Killian Whyte	
25	19/00337/FUL	48 High Road, Southampton, SO16 2JF	18/04/2019	N	Tim Furmidge	



FULL APPLICATION - REFUSAL

Proposal: Erection of a 2-storey side extension

Site Address: 1 Yew Road, Southampton, SO18 6AW

Application No: 22/00204/FUL

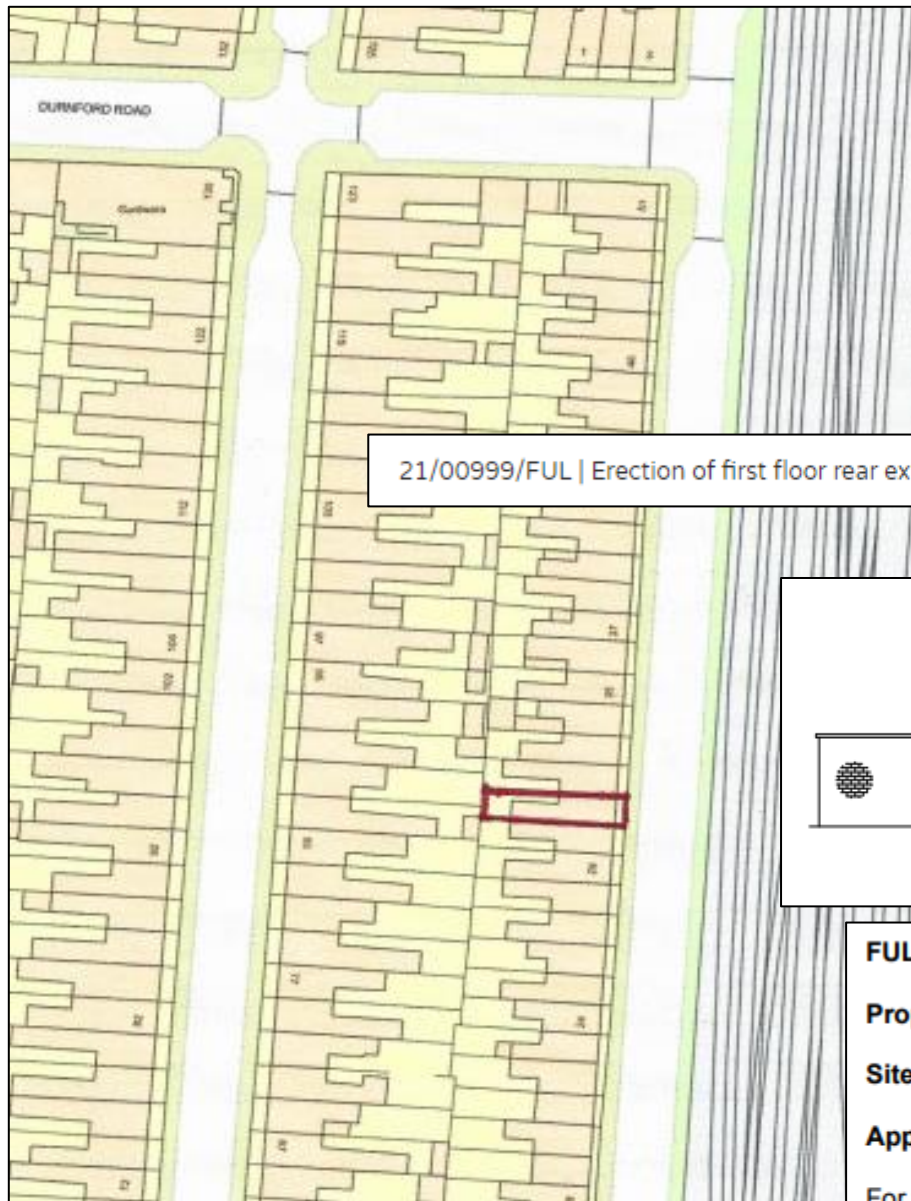
For the following reason(s):

01. Impact on Residential Amenity

The proposed two storey side extension by reason of its scale and massing and close proximity to the boundaries of the adjacent properties would represent an un-neighbourly form of development for the following reasons:

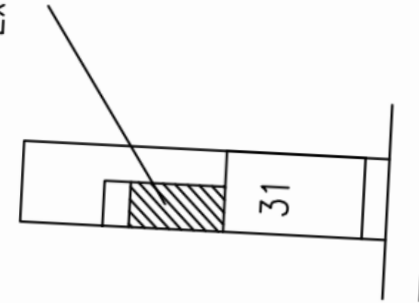
- i. Overbearing impact and sense of enclosure to the gardens of the adjoining properties;
- ii. Overshadowing to the garden of 120/122 Dean Road; and
- iii. The garden area and rear facing windows of 120/122 Dean Road will be directly overlooked and therefore would result in an adverse loss of privacy for these neighbours. This would be contrary to paragraphs 2.2.1 and 2.2.3-2.2.4 of the Residential Design Guide;

As such, the proposal would result in the loss of amenities to neighbouring residential occupiers, contrary to saved policy SDP1(i) of the Local Plan Review (March 2015 amended) as supported by the relevant guidance set out in section 2 of the Residential Design Guide Supplementary Planning Document (September 2006).



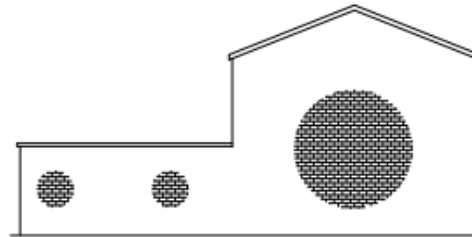
21/00999/FUL | Erection of first floor rear extension | 31 Hartington Road Southampton SO14 0EW

Proposed First
Floor Rear
Extension

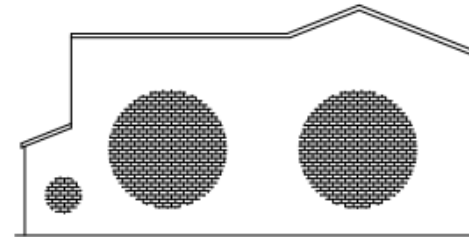


Hartington Road

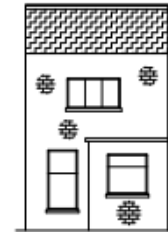
BLOCK PLAN 1:500



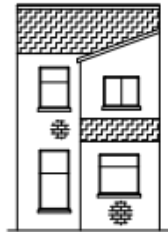
VIEW A - EXISTING SIDE
ELEVATION 1:100



VIEW A - PROPOSED SIDE
ELEVATION 1:100



VIEW B - EXISTING REAR
ELEVATION 1:100



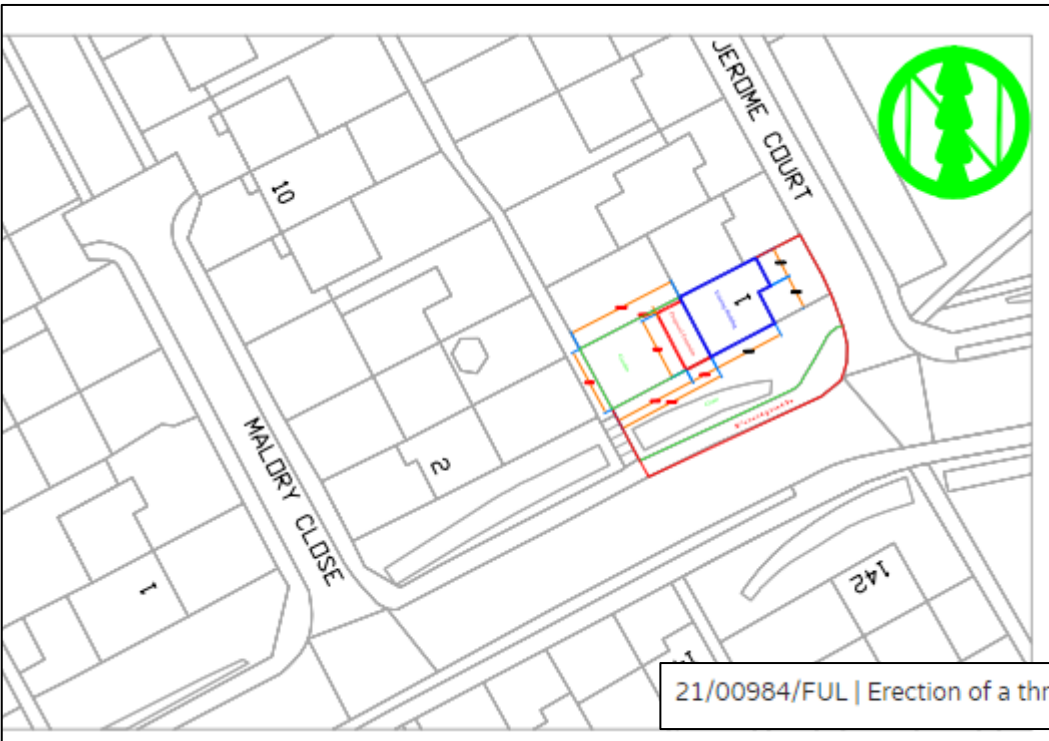
VIEW B - PROPOSED REAR
ELEVATION 1:100

FULL APPLICATION - REFUSAL

Proposal: Erection of first floor rear extension
Site Address: 31 Hartington Road, Southampton, SO14 0EW
Application No: 21/00999/FUL

For the following reason(s):

The mass and bulk of the proposed first floor rear extension in terms of its height and depth rearward of projection would represent a visually dominant impact to the outlook in close proximity to the habitable spaces of the neighbouring property at 30 Hartington Road. This is contrary to saved policies SDP1(i) of the adopted City of Southampton Local Plan Review (2015) as supported by section 2 of the approved Residential Design Guide SPD (2006).



21/00984/FUL | Erection of a three-storey rear extension | 1 Jerome Court Southampton SO19 6FE

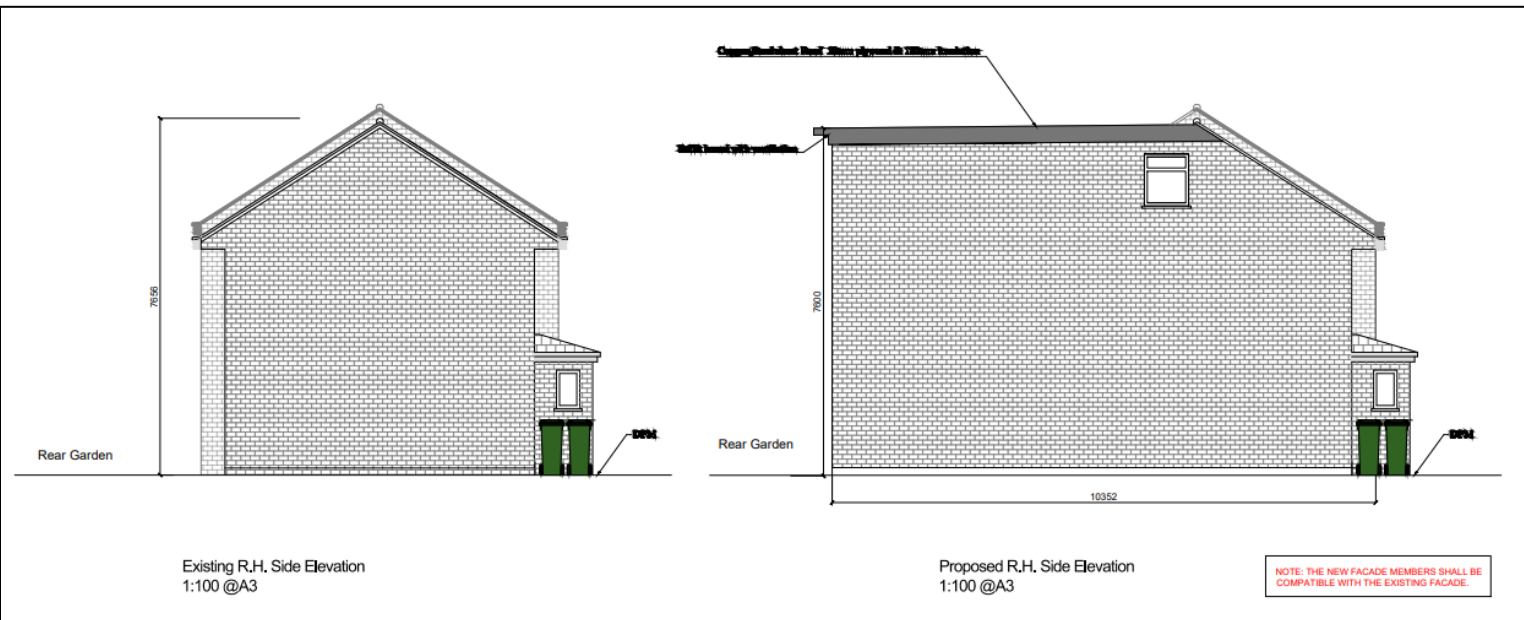
FULL APPLICATION - REFUSAL

Proposal: Erection of a three-storey rear extension
Site Address: 1 Jerome Court, Southampton, SO19 6FE
Application No: 21/00984/FUL

For the following reason(s):

02.Reason for Refusal - Impact on Amenity

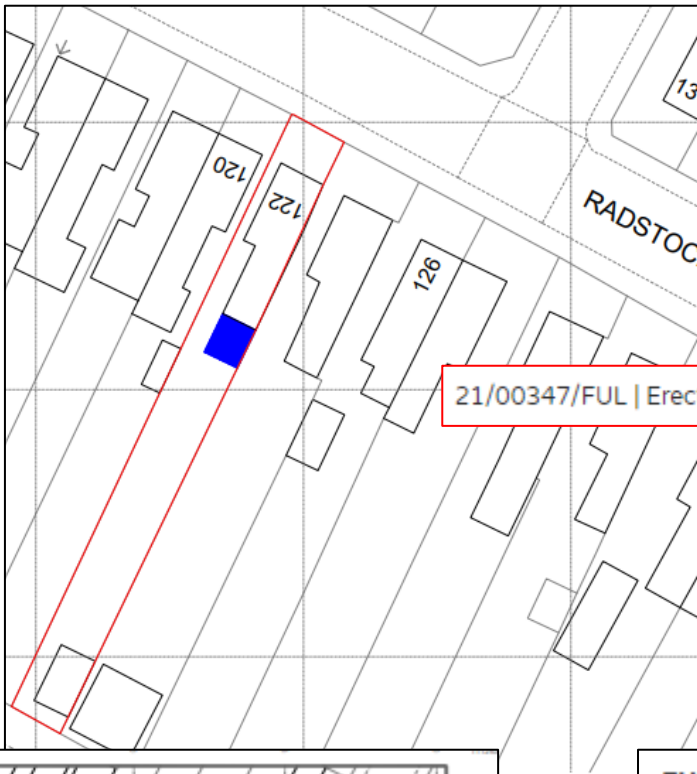
The proposed three-storey extension, by virtue of its size, scale and massing, would result in an overbearing form of the development and significant loss of light, outlook and privacy to neighbouring properties which would be detrimental to their residential amenity. As such, the proposal is contrary to saved policies SDP1 (i), SDP7 (iv) and SDP9 (v) and SDP9 (v) of the of the City of Southampton Local Plan Review (amended 2015) as supported by section 2 of the Residential Design Guide Supplementary Planning Document (2006) and the guidance contained within the National Planning Policy Framework 2021.



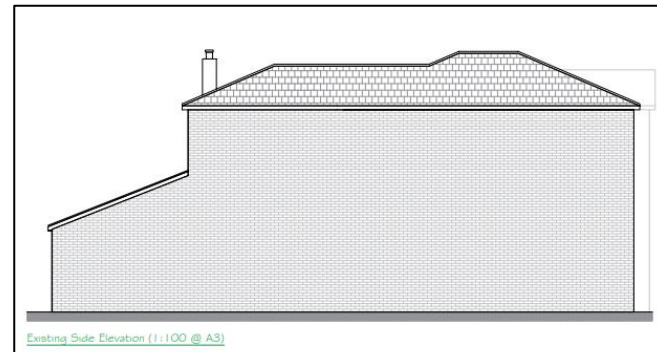
Existing R.H. Side Elevation
1:100 @A3

Proposed R.H. Side Elevation
1:100 @A3

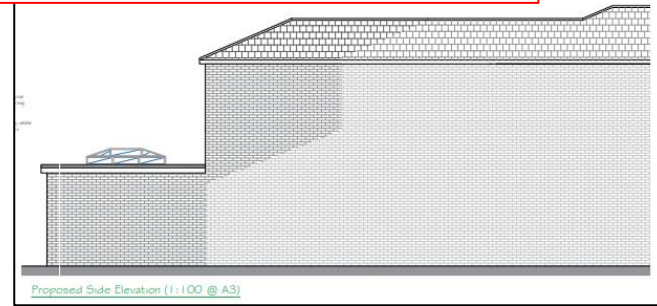
NOTE: THE NEW FACADE MEMBERS SHALL BE COMPATIBLE WITH THE EXISTING FACADE.



21/00347/FUL | Erection of two-storey and single storey rear extensions. | 122 Radstock Road Southampton SO19 2HU



Existing Side Elevation (1:100 @ A3)



Proposed Side Elevation (1:100 @ A3)



FULL APPLICATION - REFUSAL

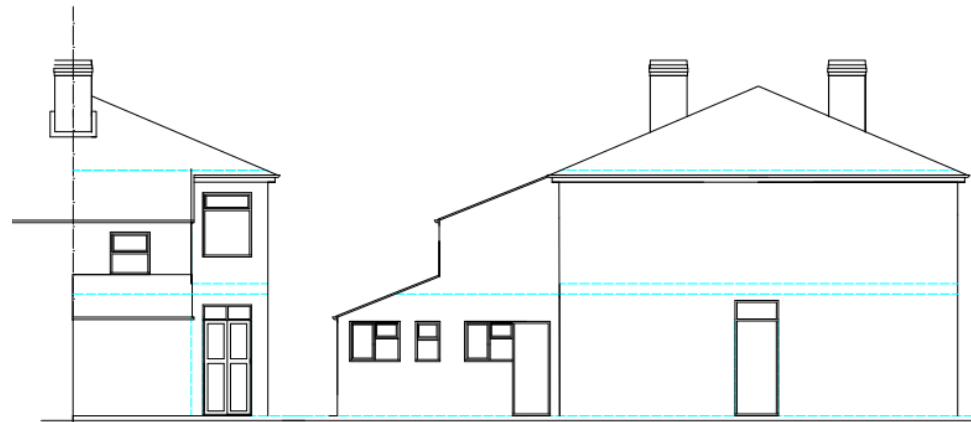
Proposal: Erection of two-storey and single storey rear extensions.

Site Address: 122 Radstock Road, Southampton, SO19 2HU

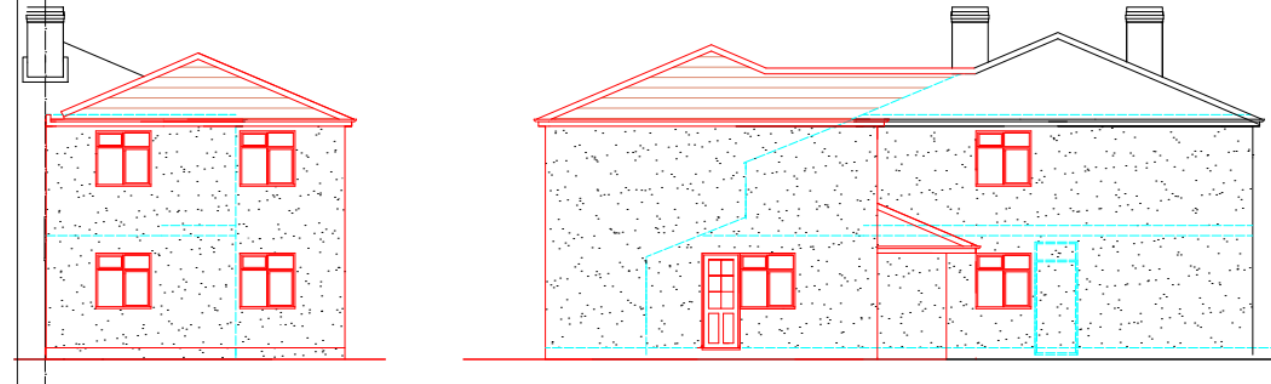
Application No: 21/00347/FUL

For the following reason(s):

01. The proposed two storey rear extension would, by virtue of its excessive size, scale and bulk and close proximity to the common boundary, have an unacceptable impact on the residential amenities of the neighbouring occupiers of 120 and 124 Radstock Road. This element of the scheme would have an overbearing impact on these neighbouring properties leading to an increased sense of enclosure, a loss of light, and a reduction in outlook from the neighbouring habitable rooms. The proposal would therefore be contrary to saved Policies SDP1(i) and SDP9(i)(v) of the City of Southampton Local Plan Review (as amended 2015) and saved Policy CS13 adopted Local Development Framework Core Strategy Development Plan Document (2015) with further reference to the provisions of sections 2.2.1-14 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006) and the guidance contained within the National Planning Policy Framework 2019.



21/00057/FUL | Two storey rear extension with entrance porch | 61 Nelson Road Southampton SO15 3DY



FULL APPLICATION - REFUSAL

Proposal: Two storey rear extension with entrance porch

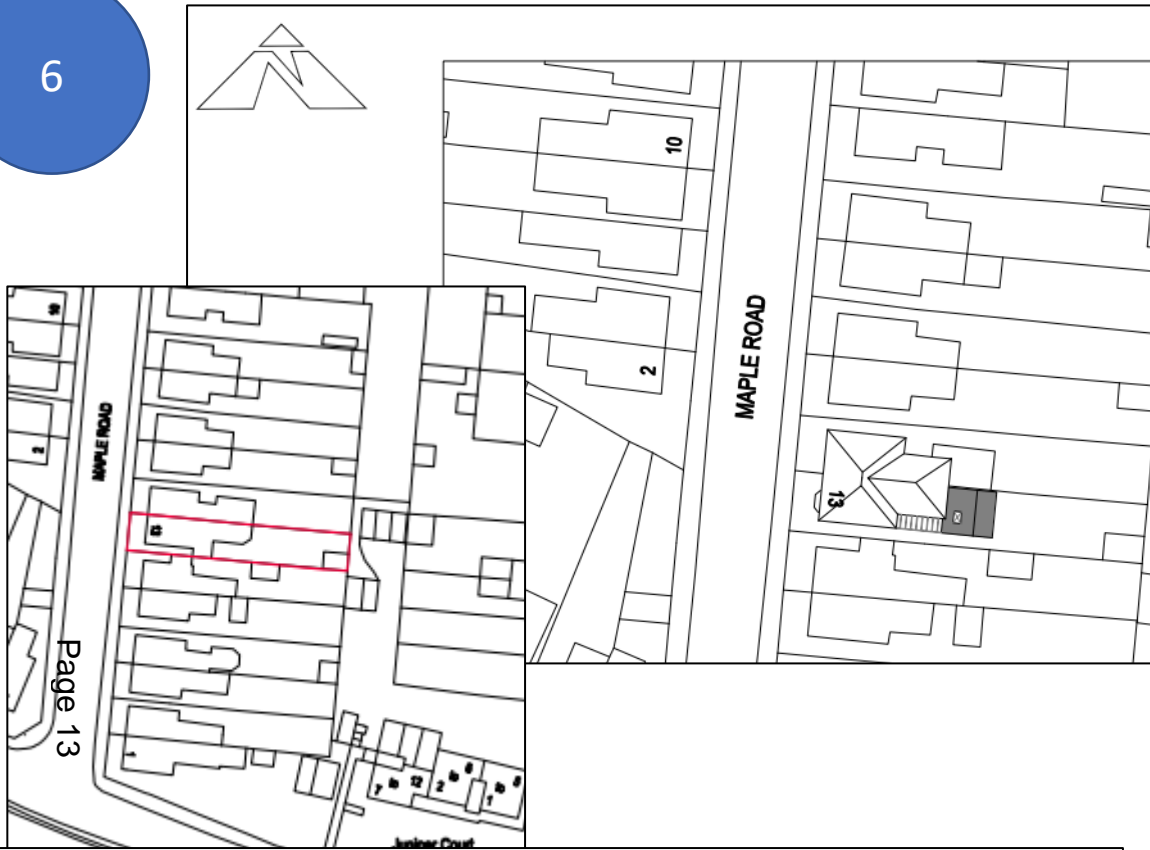
Site Address: 61 Nelson Road, Southampton, SO15 3DY

Application No: 21/00057/FUL

For the following reason(s):

01. Impact on Residential Amenity

The proposed two storey rear extension by reason of its height (to eaves and ridge), mass, bulk and rearward projection of depth on the common boundary of No.59 Nelson Road would have an overbearing and unduly dominant impact when viewed from No. 59 Nelson Road, leading to a sense of enclosure and unacceptable level of shading and loss of sunlight to the garden of the neighbouring property. The proposal would therefore harm the residential amenity of the neighbouring occupiers. As such, the proposal would be contrary to the objectives of saved policy SDP1(i), SDP7(v), SDP9(v) of the Local Plan Review (March 2015 amended) as supported by the guidance set out in paragraphs 2.2.1 to 2.2.2 of the Residential Design Guide Supplementary Planning Document (September 2006)) and the guidance contained within the National Planning Policy Framework (2019).



FULL APPLICATION - REFUSAL

Proposal: Erection of a part 2-storey, part single storey rear extension

Site Address: 13 Maple Road, Southampton, SO18 4EF

Application No: 20/01777/FUL

For the following reason(s):

01. The proposed two storey rear extension, by reason of its size and siting in relation to the immediately neighbouring dwellings to either side, would result in an unacceptable loss of natural daylight and outlook and result in an unacceptable level of overbearing impact to the detriment of the occupiers of those dwellings.

As such the proposal is contrary to policies SDP1, SDP7, SDP9 of the City of Southampton Local Plan Review (amended 2015) and policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (amended 2015) as supported by sections 2.2.12 of the Residential Design Guide (2006) guidance contained within the National Planning Policy Framework 2019



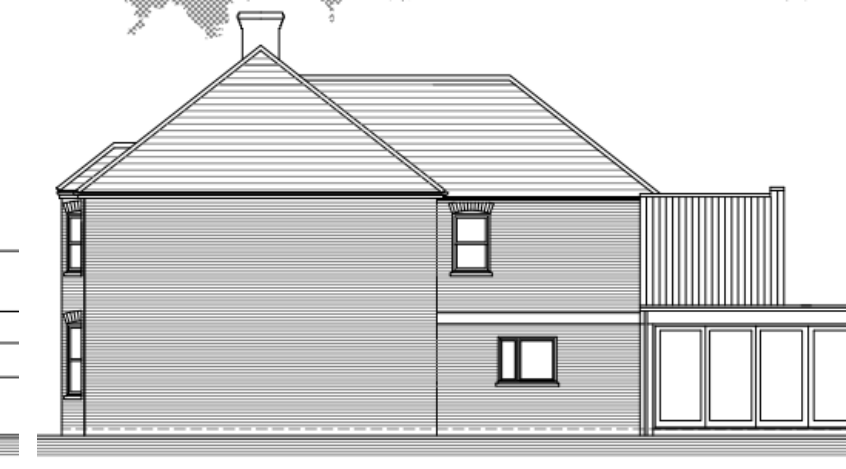
Existing Rear Elevation



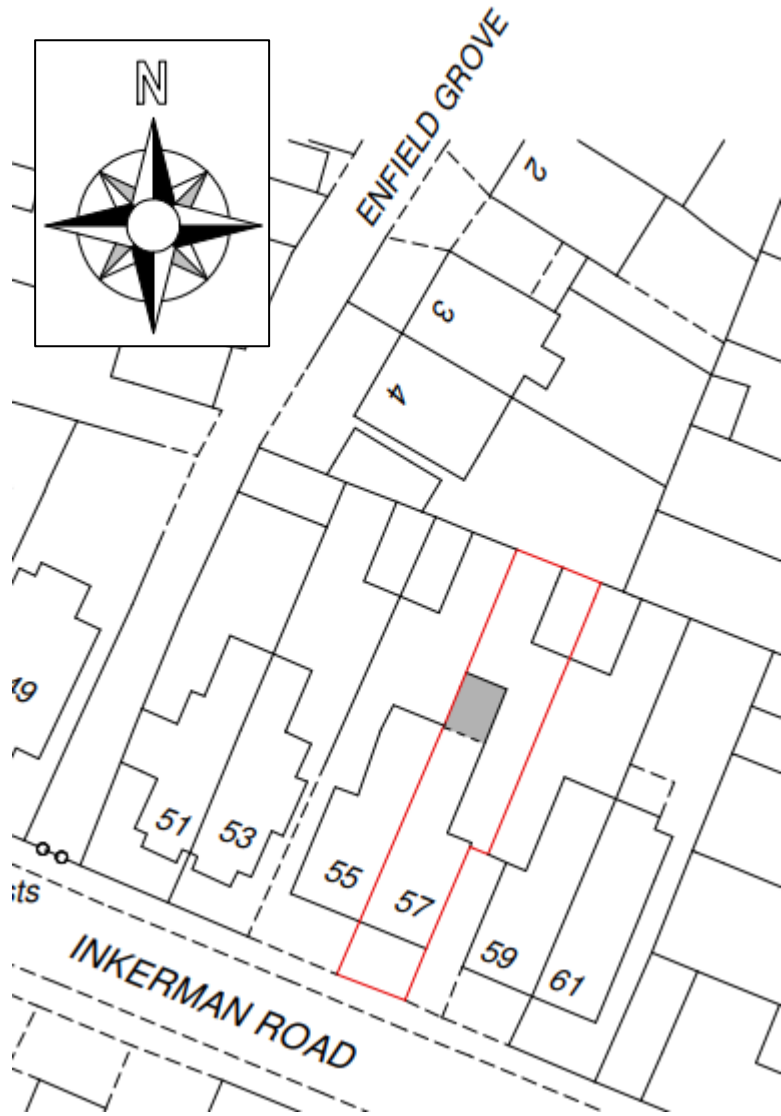
Existing Side Elevation



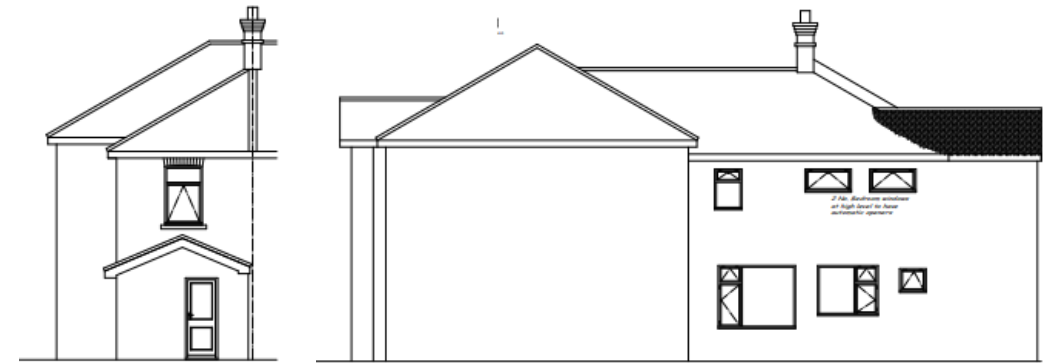
Proposed Rear Elevation



Proposed Side Elevation



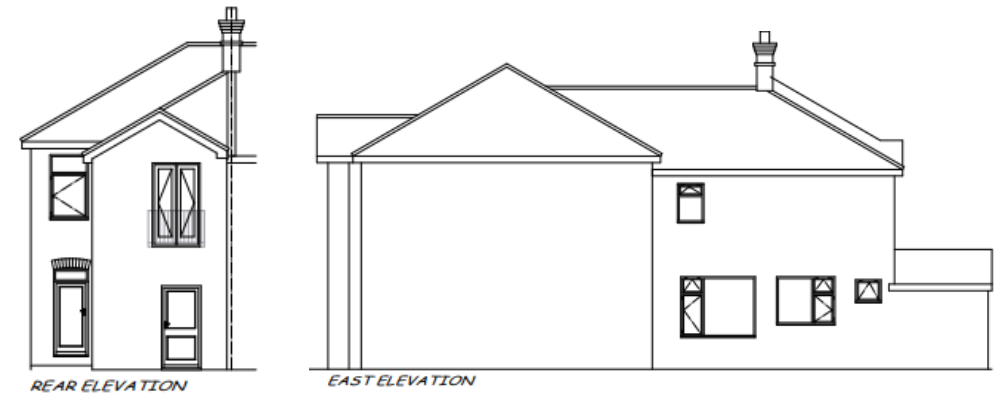
AS EXISTING
DRAWING



NORTH ELEVATION

SIDE ELEVATION

AS PROPOSED
DRAWING



REAR ELEVATION

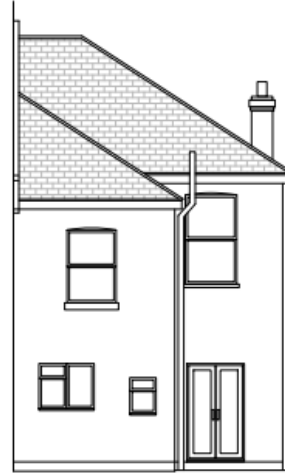
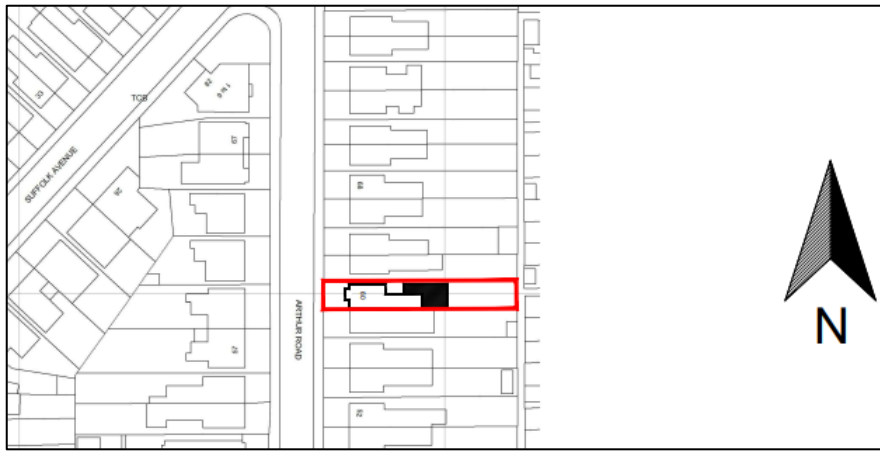
EAST ELEVATION

FULL APPLICATION - REFUSAL

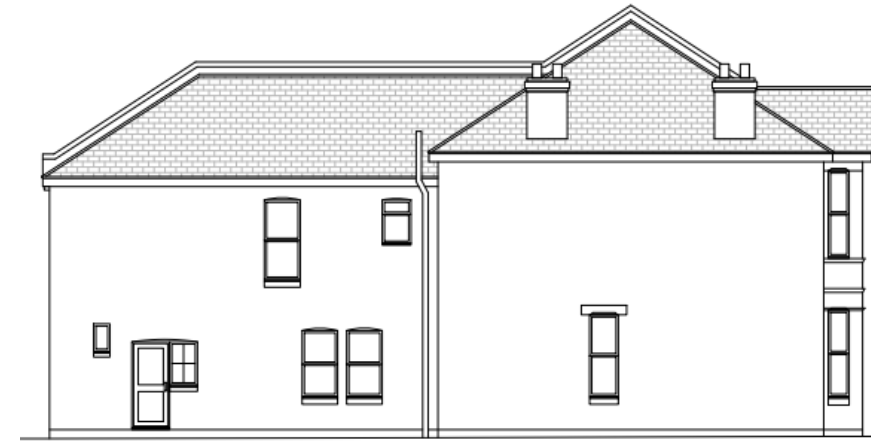
Proposal: Erection of 2 storey rear extension
Site Address: 57 Inkerman Road, Southampton, SO19 9BZ
Application No: 20/01757/FUL

For the following reason(s):

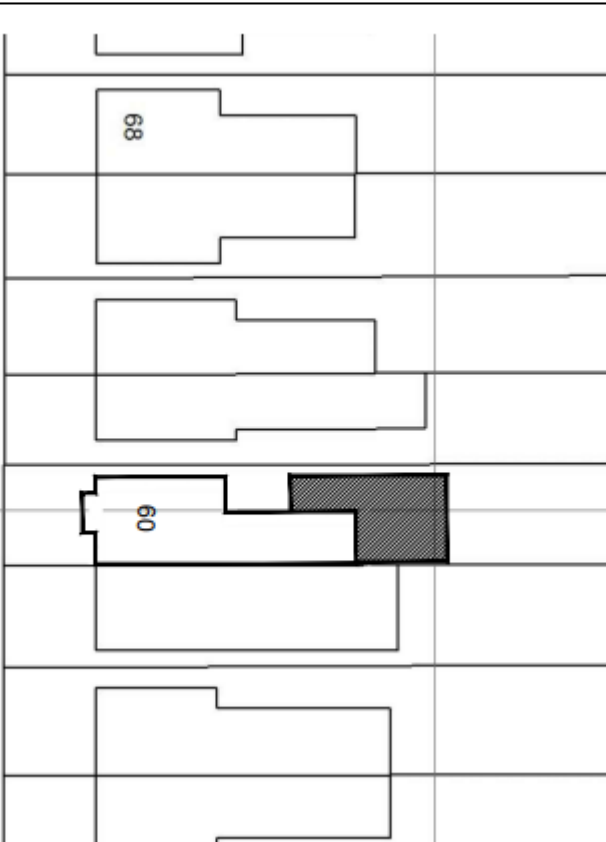
01. The proposed two storey rear extension, by reason of its size and siting in relation to neighbouring dwellings to the side and rear, would result in an unacceptable loss of natural daylight, an unacceptable loss of privacy and, an unacceptable level of overbearing impact to the detriment of the occupiers of those dwellings. As such the proposal is contrary to policies SDP1, SDP7, SDP9 of the City of Southampton Local Plan Review (amended 2015) and policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (amended 2015) as supported by sections 2.2.12 of the Residential Design Guide (2006) guidance contained within the National Planning Policy Framework 2019



Rear Elevation



20/01520/FUL | Erection of a part 2-storey, part single storey side/rear extension | 60 Arthur Road Southampton SO15 5DU

**FULL APPLICATION - REFUSAL**

Proposal: Erection of a part 2-storey, part single storey side/rear extension

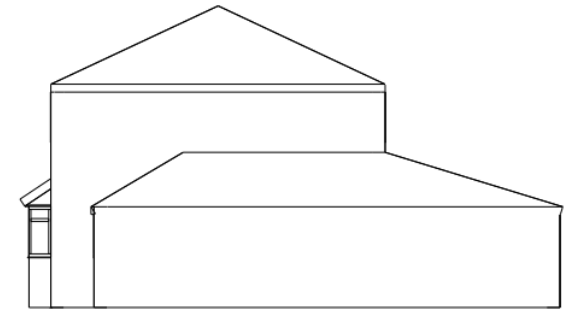
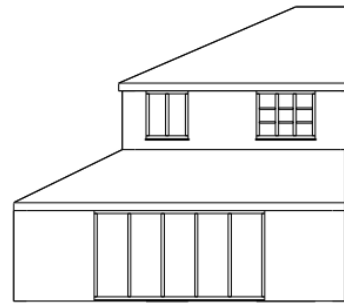
Site Address: 60 Arthur Road, Southampton, SO15 5DU

Application No: 20/01520/FUL

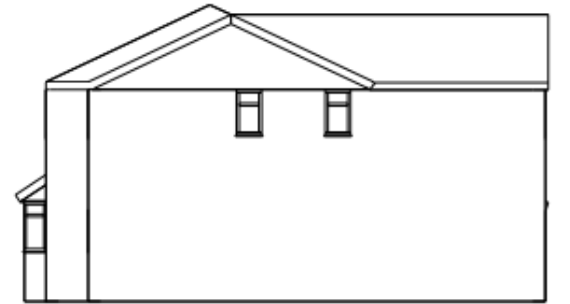
For the following reason(s):

01.Reason for refusal - Unacceptable impact on character and amenity

The proposed development, by way of its siting, scale and design, represents a disproportionately large and awkward addition to the existing property which would be unsympathetic and an un-neighbourly form of development. The siting, scale and design of the development relates poorly to the host dwelling and would be detrimental to the amenities of neighbouring properties in terms of loss of light and outlook for neighbouring habitable rooms. The proposal would therefore be contrary to Policy SDP1, SDP7 and SDP9 of the adopted City of Southampton Local Plan Review (as amended 2015) and Policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (as amended 2015), and the guidance contained within section 2 of the Residential Design Guide and the National Planning Policy Framework 2019.



20/00879/FUL | Erection of first floor side and rear extension (resubmission of 20/00597/FUL). | 3 Hinkler Road Southampton SO19 6FR



FULL APPLICATION - REFUSAL

Proposal: Erection of first floor side and rear extension (resubmission of 20/00597/FUL).

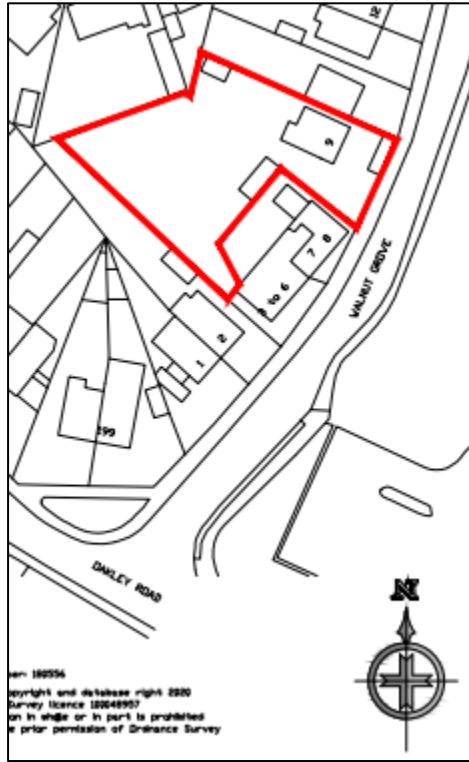
Site Address: 3 Hinkler Road, Southampton, SO19 6FR

Application No: 20/00879/FUL

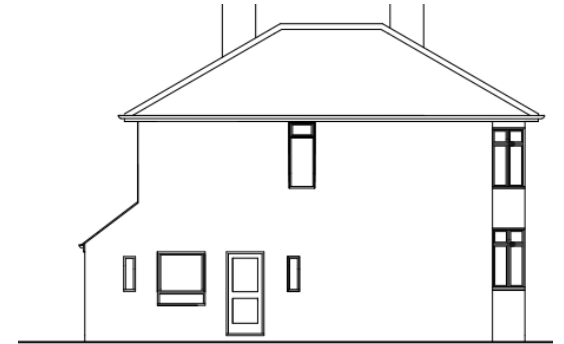
For the following reason(s):

02.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed first floor side and rear extensions would, by virtue of its excessive size, scale and bulk and close proximity to the common boundary, have an unacceptable impact on the residential amenities of the neighbouring occupiers of No.1 and 5 Hinkler Road. The proposals would result in an overbearing impact on this neighbouring property and lead to an increased sense of enclosure, a reduction in their outlook and their amenities. The proposal would therefore be contrary to saved Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (as amended 2015) and Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (as amended 2015) and sections 2.2.1-4 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006) and the guidance contained within the National Planning Policy Framework 2019.



REAR ELEVATION



LEFT SIDE ELEVATION

20/00474/FUL | Erection of a part 2-storey, part single storey side/rear extension and front porch | 9 Walnut Grove Southampton SO16 4NL



FULL APPLICATION - REFUSAL

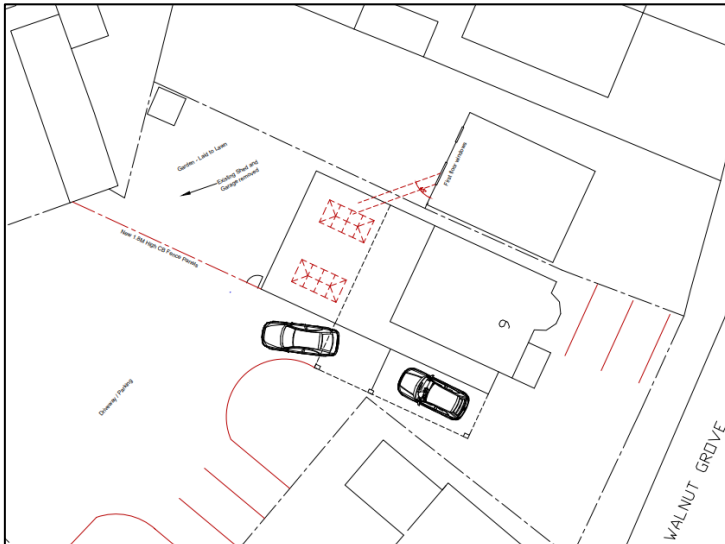
Proposal: Erection of a part 2-storey, part single storey side/rear extension and front porch

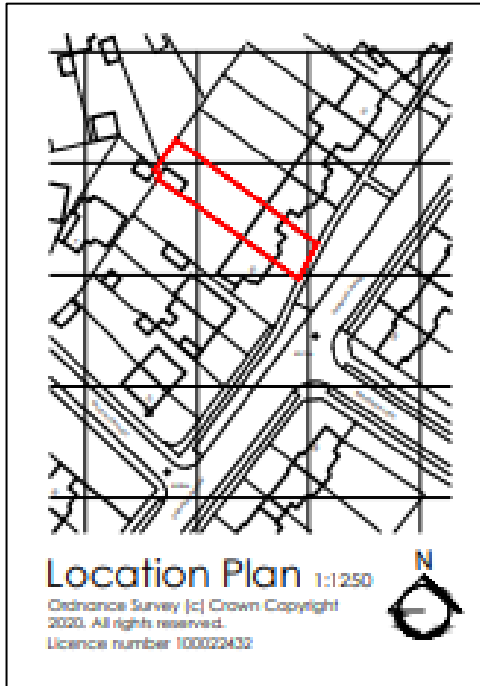
Site Address: 9 Walnut Grove, Southampton, SO16 4NL

Application No: 20/00474/FUL

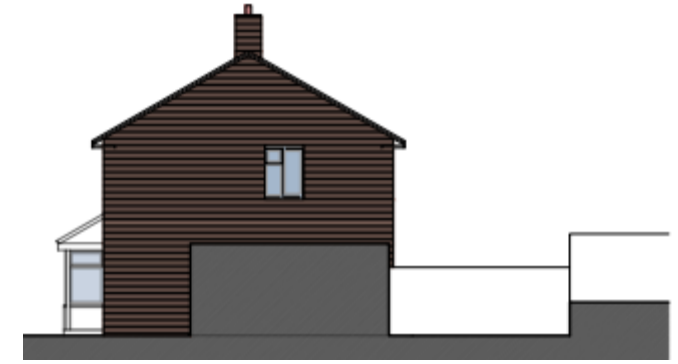
02.Loss of light and overbearing

The proposed extension would be excessive in depth directly adjacent to a shared boundary. The proposed works would adversely affect the outlook from, and light available to, the residents of the neighbouring dwelling No.10 Walnut Grove. As such the proposal is contrary to SDP1(i), and SDP9(v) of the adopted City of Southampton Local Plan Review (amended 2015) and policy CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (amended 2015) as supported by sections 2.2.12 of the Residential Design Guide (2006) guidance contained within the National Planning Policy Framework 2019.





20/00339/FUL | Erection of a part single part two storey side extension and two storey rear extension. | 47 Somerset Avenue Southampton SO18 5FR



FULL APPLICATION - REFUSAL

Proposal: Erection of a part single part two storey side extension and two storey rear extension.

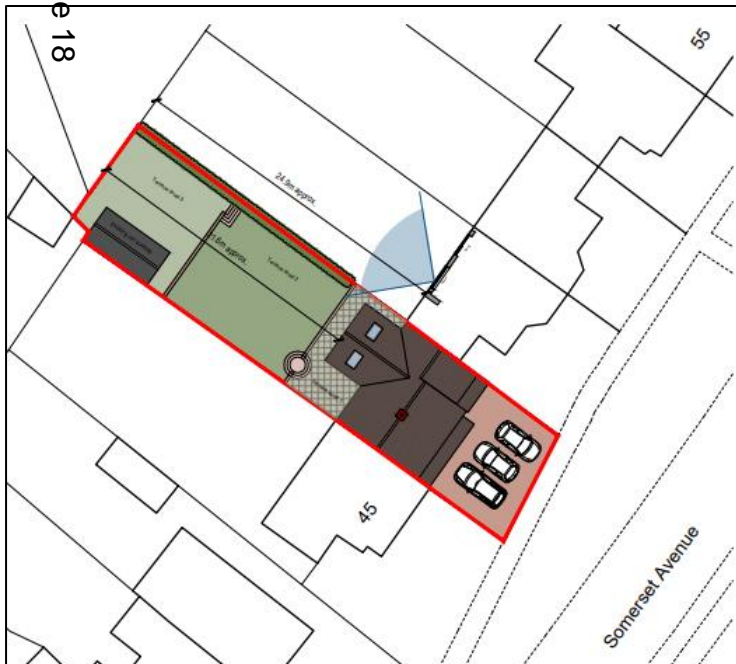
Site Address: 47 Somerset Avenue, Southampton, SO18 5FR

Application No: 20/00339/FUL

For the following reason(s):

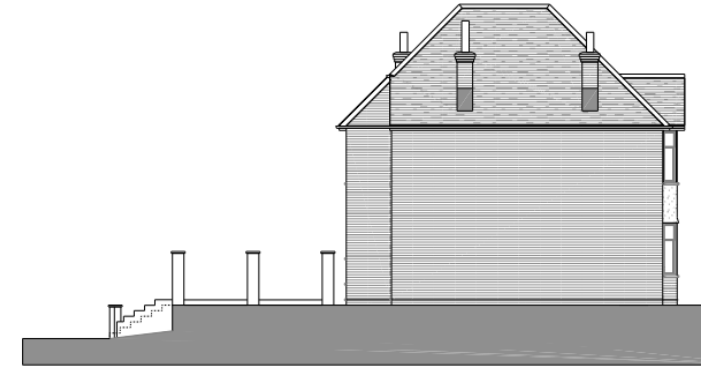
01. Impact on Character

The proposed development by reason of its size, siting and design would infill the defined gap between neighbouring houses and result in a terracing effect which would be out of keeping and harmful to the character and appearance of the area. Furthermore, due to its size, siting and orientation, the proposed two storey rear extension would result in overshadowing and overbearing impacts to the neighbouring property at No.49 and would be detrimental to their amenity. On this basis the proposed development would result in an inappropriate and unsympathetic form of development and would be contrary to policies SDP1 and SDP7 and SDP9 of the adopted City of Southampton Local Plan Review (as amended 2015) and CS13 of the Local development framework Core Strategy Development Plan Document (as amended 2015), as supported by the guidance contained within the Residential Design Guidance and the National Planning Policy Framework 2019.



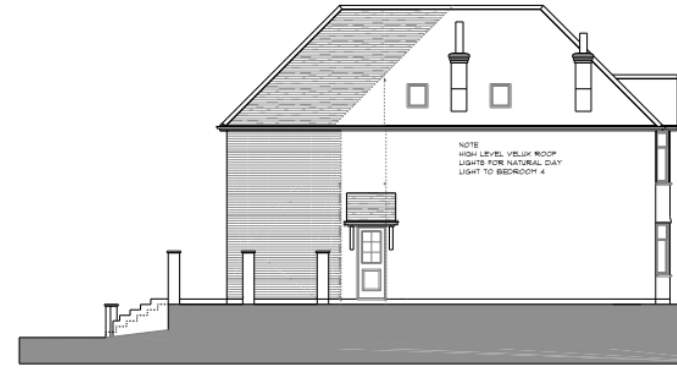


EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

20/00338/FUL | Two storey rear extension. | 61 King Edward Avenue Southampton SO16 4DL



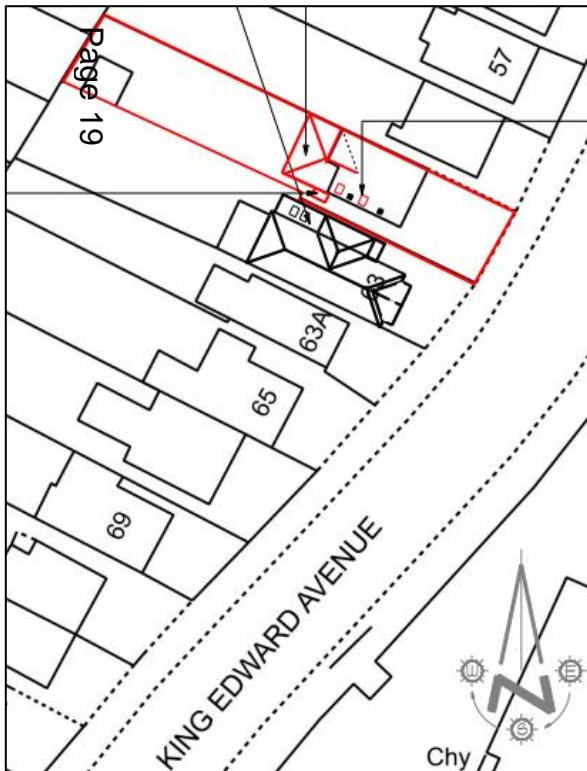
FULL APPLICATION - REFUSAL

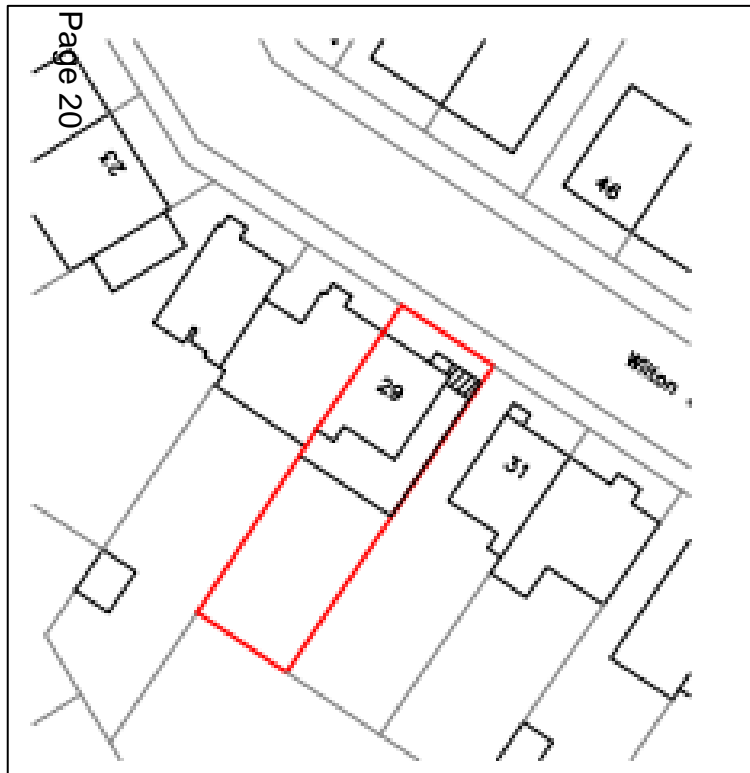
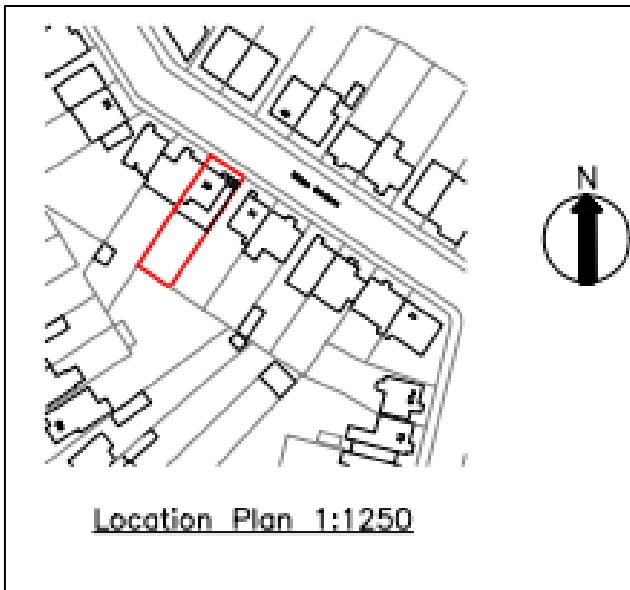
Proposal: Two storey rear extension.
Site Address: 61 King Edward Avenue, Southampton, SO16 4DL
Application No: 20/00338/FUL

For the following reason(s):

01. Impact on Residential Amenity

The proposed two storey rear extension by reason of its height (to eaves and ridge), mass, bulk and rearward projection of depth within close proximity to the common boundary of 59 King Edward Avenue would have an overbearing and unduly dominant impact when viewed from 59 King Edward Avenue, leading to a sense of enclosure and unacceptable level of shading and loss of sunlight to the garden of the neighbouring property. The proposal would therefore harm the residential amenity of the neighbouring occupiers. As such, the proposal would be contrary to the objectives of saved policy SDP1(i), SDP7(v), SDP9(v) of the Local Plan Review (March 2015 amended) as supported by the guidance set out in paragraphs 2.2.1 to 2.2.2 of the Residential Design Guide Supplementary Planning Document (September 2006).





20/00317/FUL | Erection of two storey side extension, single storey front and rear extensions (alterations to planning permission 18/00946/FUL) | 29 Wilton Gardens Southampton SO15 7QS



FULL APPLICATION - REFUSAL

Proposal: Erection of two storey side extension, single storey front and rear extensions (alterations to planning permission 18/00946/FUL)

Site Address: 29 Wilton Gardens, Southampton, SO15 7QS

Application No: 20/00317/FUL

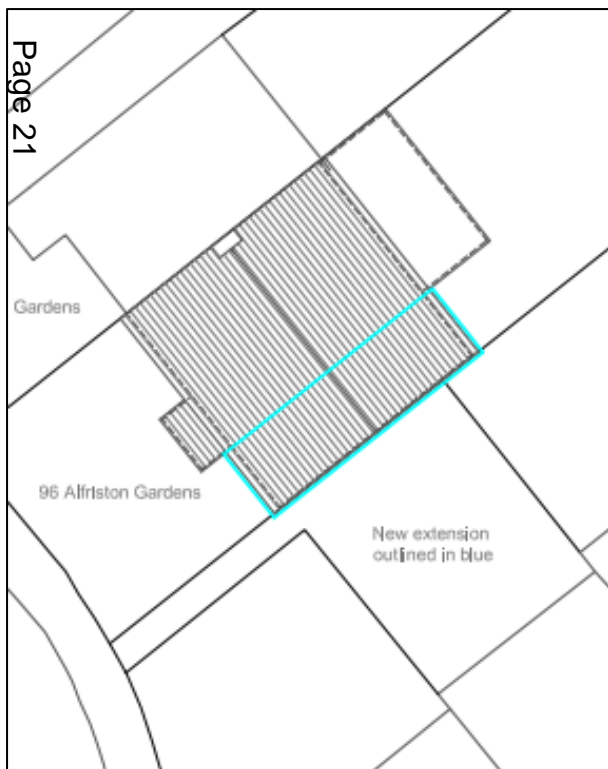
For the following reason(s):

02.REASON FOR REFUSAL: Impact on Residential Amenity

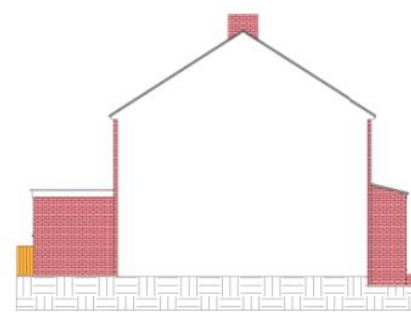
The proposed two storey side extension would, by virtue of its excessive size, scale and bulk and close proximity to the common boundary, have an unacceptable impact on the residential amenities of the neighbouring occupiers of No. 31 Wilton Gardens. This element of the scheme would have an overbearing impact on this neighbouring property leading to an increased sense of enclosure, a loss of light, and a reduction in outlook from the neighbouring properties and would also be overbearing and visually intrusive to the adjoining neighbour. The proposal would therefore be contrary to saved Policies SDP1(i) and SDP9(i)(v) of the Southampton City Local Plan Review (2015) and adopted Core Strategy Review (2015) Policy CS13 with further reference to the provisions of sections 2.2.1-4 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006) and the guidance contained within the National Planning Policy Framework 2019



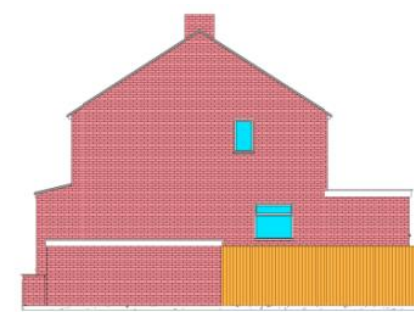
Rear Elevation As Proposed



2 Existing Rear Elevation
1:100



3 Existing Side (Left) Elevation
1:100

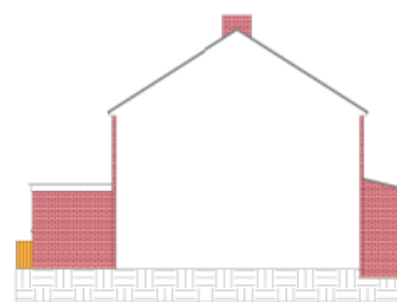


4 Existing Side (Right) Elevation
1:100

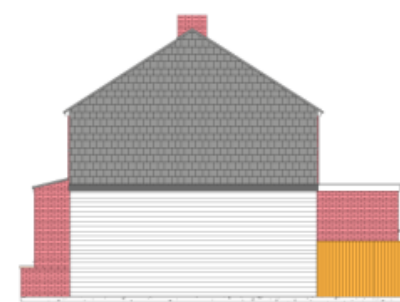
19/02064/FUL | Erection of a two storey side extension | 96 Alfriston Gardens Southampton SO19 8FZ



2 Proposed Rear Elevation
1:100



3 Proposed Side (Left) Elevation
1:100



4 Proposed Side (Right) Elevation
1:100

FULL APPLICATION - REFUSAL

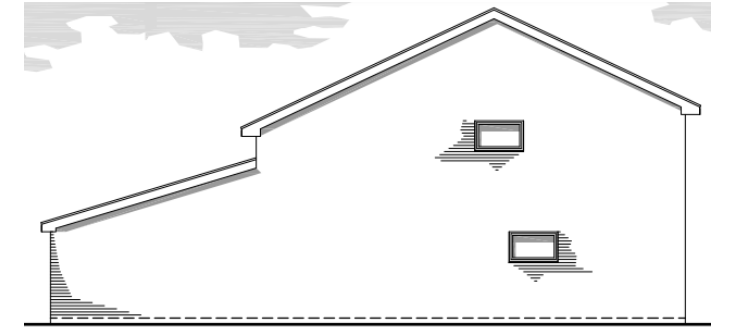
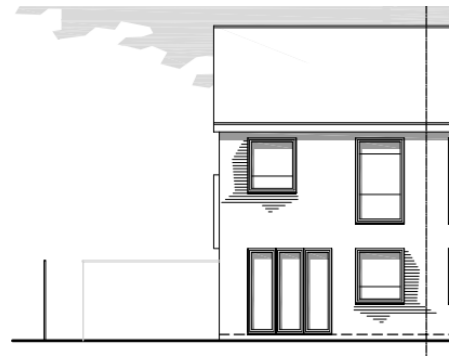
Proposal: Erection of a two storey side extension
Site Address: 96 Alfriston Gardens, Southampton, SO19 8FZ
Application No: 19/02064/FUL

For the following reason(s):

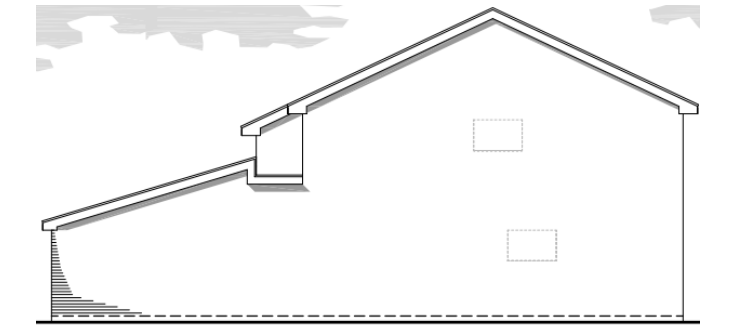
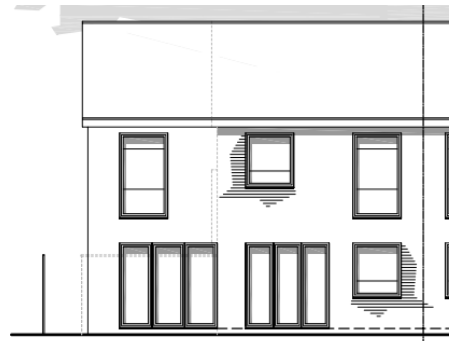
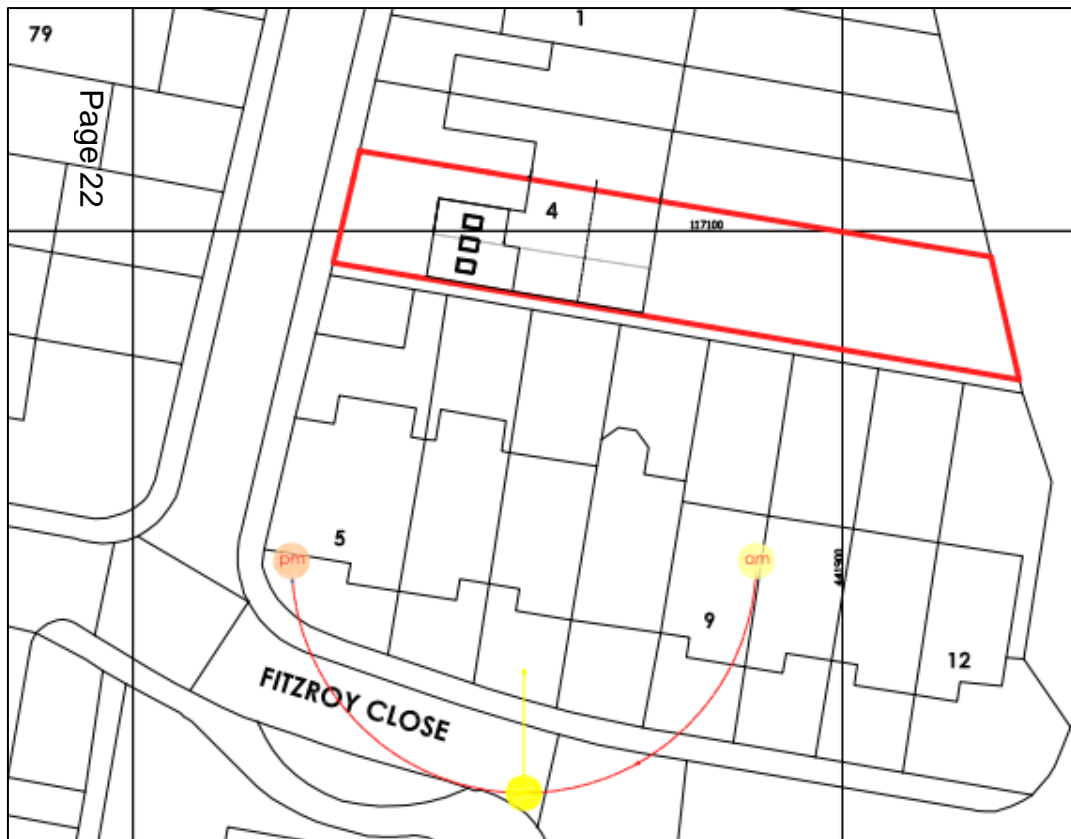
01.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed two storey side extension would, by virtue of its proposed size, design and siting in close proximity to the south-eastern boundary, result in a visually oppressive and overbearing impact on the residential amenities of the neighbouring occupiers of No. 1 Banbury Avenue and No.1 Effingham Gardens.

The proposal is therefore considered to be contrary to saved Policies SDP1(i) and SDP9(v) of the City of Southampton Local Plan Review (Amended 2015) and Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) with further reference to the provisions of sections 2.2.1-3 and 2.2.7 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006) and the guidance contained within the National Planning Policy Framework 2019.



19/01442/FUL | Erection of a single storey front and two storey side extension | 4 Fitzroy Close Southampton SO16 7LW



FULL APPLICATION - REFUSAL

Proposal: Erection of a single storey front and two storey side extension

Site Address: 4 Fitzroy Close, Southampton, SO16 7LW

Application No: 19/01442/FUL

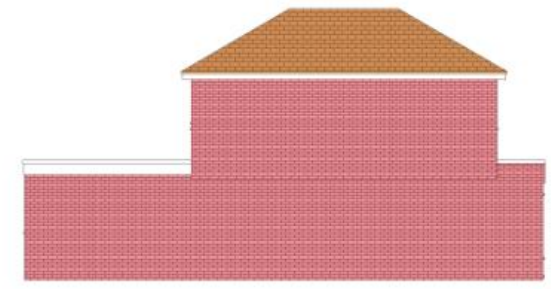
For the following reason(s):

01.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed two storey side extension would, by virtue of its proposed size, design and siting in close proximity to the southern boundary, result in a visually oppressive and overbearing impact on the residential amenities of the neighbouring occupiers of No. 6, 7 and 8 Fitzroy Close. The proposal is therefore considered to be contrary to saved Policies SDP1(i) and SDP9(v) of the City of Southampton Local Plan Review (Amended 2015) and Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (Amended 2015) with further reference to the provisions of sections 2.2.1-3 and 2.2.7 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006), and Policy BAS 4 of the Bassett Neighbourhood Plan (2016) and the guidance contained within the National Planning Policy Framework 2019.



Existing Rear Elevation
1:100

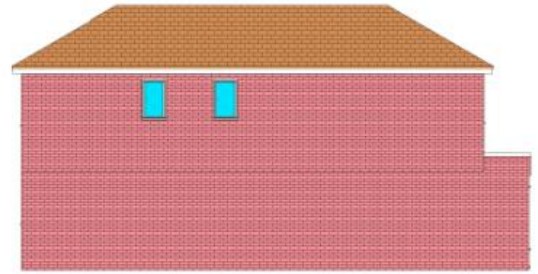


5 Existing Side (Left) Elevation
1:100

19/01434/FUL | Erection of a first-floor rear extension. | 282 Shirley Road Southampton SO15 3HL



Proposed Rear Elevation
1:100



5 Proposed Side (Left) Elevation
1:100

FULL APPLICATION - REFUSAL

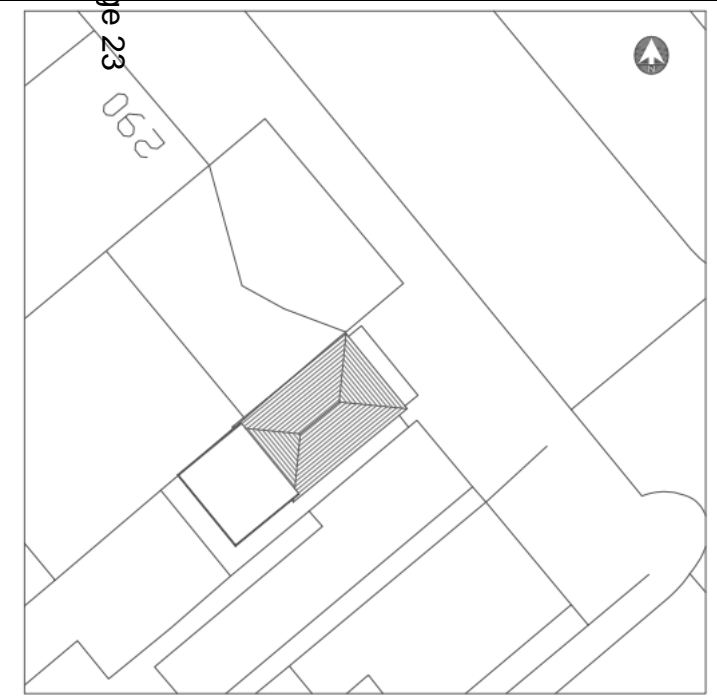
Proposal: Erection of a first-floor rear extension.

Site Address: 282 Shirley Road, Southampton, SO15 3HL

Application No: 19/01434/FUL

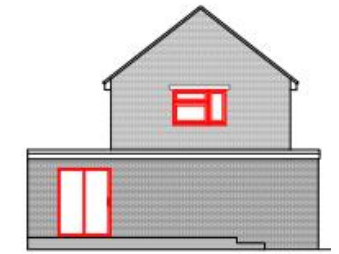
For the following reason(s):

01. The proposed first-floor extension would, by virtue of its siting, size and design, result in the harmful loss of outlook and light to the neighbouring habitable room. The proposal would therefore have a detrimental impact upon the amenity of the occupants of No. 280 Shirley Road and is contrary to Policies SDP1 (i), SDP7 (iii), (iv) and SDP9 (i), (iv) of the City of Southampton Local Plan Review (Amended 2015), as supported by section 2 of the Residential Design Guide Supplementary Planning Document (2006) and the guidance within the National Planning Policy Framework (2019).



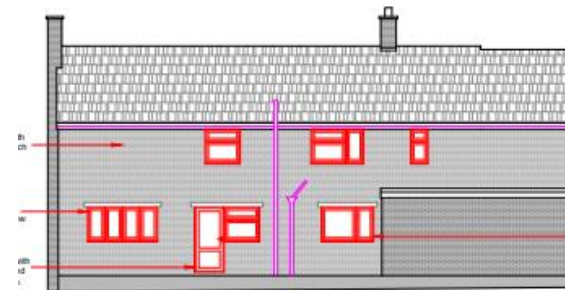


Existing rear elevation
Scale 1:100

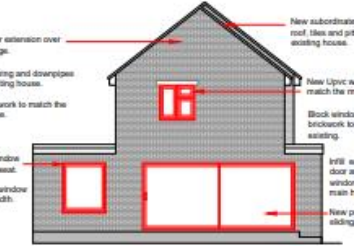


Existing side elevation
Scale 1:100

19/01307/FUL | Erection of a first floor side extension, conversion of garage to living accommodation and alterations to windows/doors (resubmission 19/00221/FUL) | 8 Bassett Green Close Southampton SO16 3QP



Proposed rear elevation
Scale 1:100



Proposed west side elevation
Scale 1:100

FULL APPLICATION - REFUSAL

Proposal: Erection of a first floor side extension, conversion of garage to living accommodation and alterations to windows/doors (resubmission 19/00221/FUL)

Site Address: 8 Bassett Green Close, Southampton, SO16 3QP

Application No: 19/01307/FUL

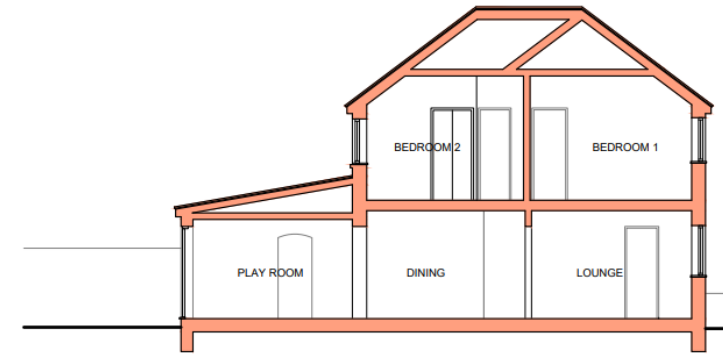
For the following reason(s):

01.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed two storey side extension would, by virtue of its two storey height, excessive scale and bulk built adjacent to the southern common boundary, have a harmful impact on the residential amenities of the neighbouring occupiers of No. 91 Bassett Green Close. This element of the scheme would have an overbearing impact on this neighbouring property leading to an increased sense of enclosure, a loss of light due to being located to the south, and a reduction in outlook from rear rooms and due to its scale and proximity to the common boundary, would also appear overbearing and visually dominant/intrusive to the adjoining neighbour and their rear garden. The proposal thereby proves contrary to saved Policies SDP1(i) and SDP9(i)(v) of the adopted Amended Local Plan Partial Review (2015) and adopted Core Strategy Partial Review (2015) Policy CS13 with further reference to the provisions of sections 2.2.1-4 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006), and Policy BAS 4 of the Bassett Neighbourhood Plan (2016).



SOUTH-EAST ELEVATION

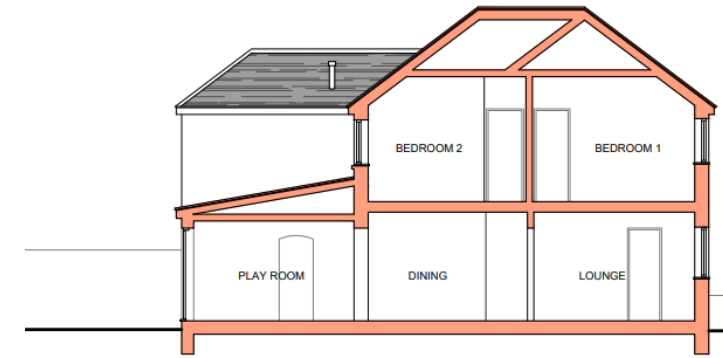


SECTION A - A

19/01258/FUL | Erection of a first floor rear extension. | 84 Millais Road Southampton SO19 2FW



SOUTH-EAST ELEVATION



SECTION A - A

FULL APPLICATION - REFUSAL

Proposal: Erection of a first floor rear extension.
Site Address: 84 Millais Road, Southampton, SO19 2FW
Application No: 19/01258/FUL

For the following reason(s):

01. Impact on Neighbouring Amenity

The proposal by reason of its depth, height and siting immediately on the boundary represents an unneighbourly form of development resulting in an overbearing impact and loss of outlook for adjacent occupiers contrary to paragraphs 2.2.11 to 2.2.13 of the RDG and Policy SDP1 (i) of the City of Southampton Local Plan Review. The extension also breaks the 45 degree code which would result in an unacceptable loss of outlook for No.82 Millais Road when viewed from the rear habitable room windows.





EXISTING SOUTH WEST
ELEVATION (1:50)

EXISTING SOUTH EAST
ELEVATION (1:50)

19/01228/FUL | Erection of a single storey side extension and first floor rear extension | 125 Oaktree Road Southampton SO18 1PB



PROPOSED SOUTH WEST

PROPOSED SOUTH EAST

FULL APPLICATION - REFUSAL

Proposal: Erection of a single storey side extension and first floor rear extension

Site Address: 125 Oaktree Road, Southampton, SO18 1PB

Application No: 19/01228/FUL

For the following reason(s):

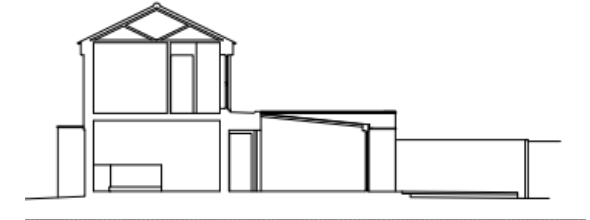
01.Reason for Refusal - Impact on Amenity

The proposed first-floor extension, by virtue of its height, depth, scale and massing adjacent to the shared boundary, represents an unneighbourly addition to the host dwelling, which would have an unacceptable impact on residential amenity in terms of loss of natural daylight and loss of outlook from a habitable room at No. 127 Oaktree Road. As such, the proposal would cause material harm to neighbouring residential amenity, and the scheme is therefore contrary to Policies SDP1 (i), SDP7 (iii), (iv) and SDP9 (i), of the City of Southampton Local Plan Review (Amended 2015) as supported by section 2 of the Residential Design Guide Supplementary Planning Document (2006).



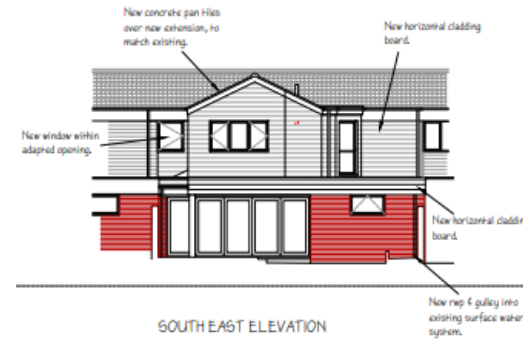


SOUTH EAST ELEVATION



SECTION A-A

19/01025/FUL | Erection of a first floor rear extension with associated cladding | 84 Walnut Avenue Southampton SO18 2HT



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

FULL APPLICATION - REFUSAL

Proposal: Erection of a first floor rear extension with associated cladding

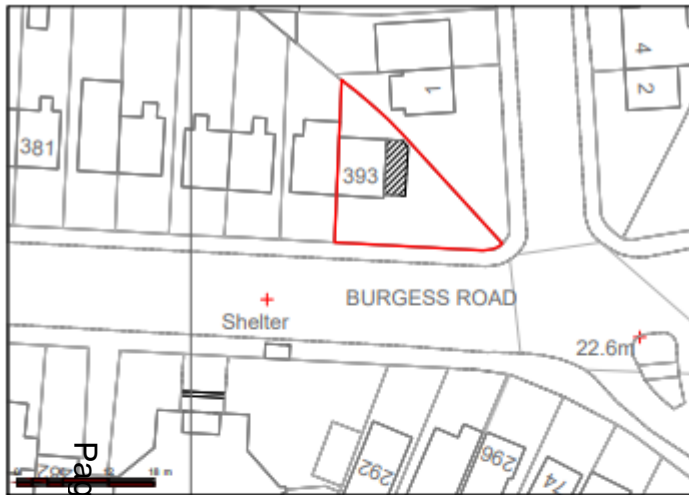
Site Address: 84 Walnut Avenue, Southampton, SO18 2HT

Application No: 19/01025/FUL

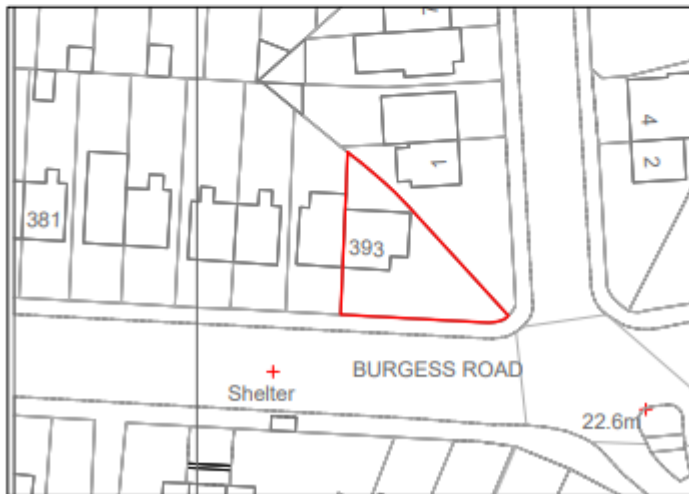
For the following reason(s):

01.REASON FOR REFUSAL - Impact on residential amenity

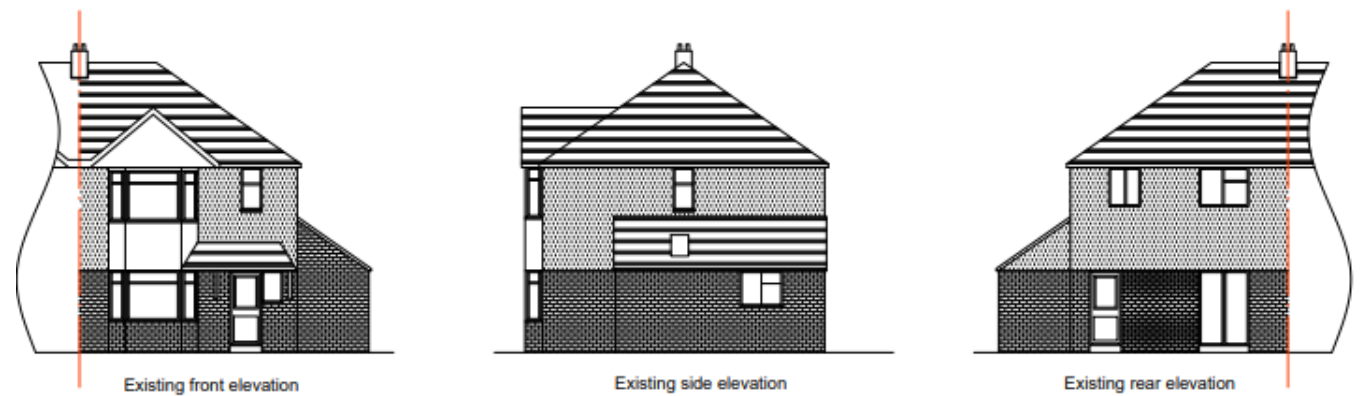
The proposed first floor rear extension, by reason of its height, scale, massing and rearward projection adjacent to the boundary with No.83 and No.85 Walnut Avenue creates an unacceptable sense of enclosure and presents an unsympathetic and un-neighbourly form of development when viewed from the adjoining key private garden areas of this neighbouring property. The proposed development is considered to have a significantly harmful overbearing impact on the residential amenity of the occupiers of No.83 and No.85 Walnut Avenue and is therefore contrary to policies SDP1(i), SDP7(iii) (iv) and SDP9(i and v) of the Adopted City of Southampton Local Plan Review (Amended 2015) and CS13 of the Adopted Local Development Framework Core Strategy Development Plan Document (Amended 2015), with particular reference to paragraphs 2.2.1, 2.2.11 - 2.2.13 and 2.2.18 of the Residential Design Guide Supplementary Planning Document (2006).



PROPOSED SITE PLAN - 1 : 500



EXISTING SITE PLAN - 1 : 500

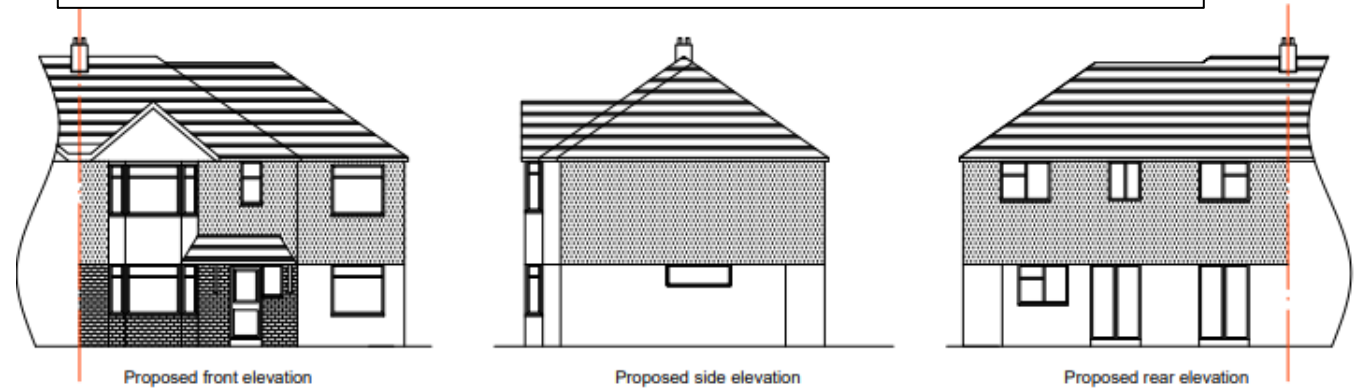


Existing front elevation

Existing side elevation

Existing rear elevation

19/01020/FUL | Erection of a 2-storey side extension | 393 Burgess Road Southampton SO16 3BD



Proposed front elevation

Proposed side elevation

Proposed rear elevation

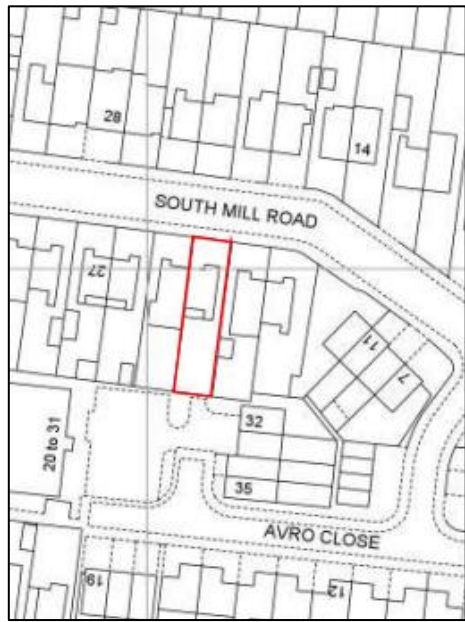
FULL APPLICATION - REFUSAL

Proposal: Erection of a 2-storey side extension
Site Address: 393 Burgess Road, Southampton, SO16 3BD
Application No: 19/01020/FUL

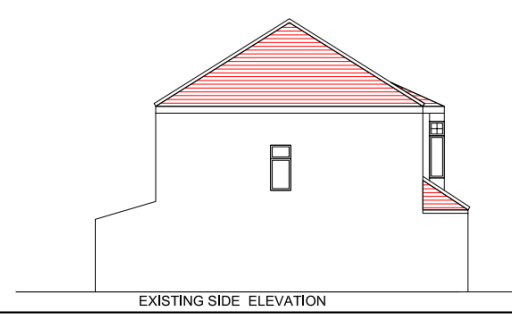
For the following reason(s):

01.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed two storey side extension would, by virtue of its two storey height, built so close to the common boundary, have a harmful impact on the residential amenities of the neighbouring occupiers of No. 1 Astor Road. This element of the scheme would have an overbearing impact on this neighbouring property leading to an increased sense of enclosure, a loss of light, and a reduction in outlook from rear rooms and due to its scale and proximity to the common boundary, would also appear visually dominant/intrusive to the adjoining neighbour and their small rear garden. The proposal thereby proves contrary to saved Policies SDP1(i) and SDP9(i)(v) of the adopted Amended Local Plan Partial Review (2015) and adopted Core Strategy Partial Review (2015) Policy CS13 with further reference to the provisions of sections 2.2.1-4 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006).



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

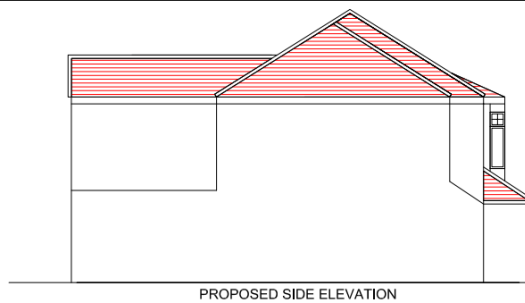


EXISTING REAR ELEVATION

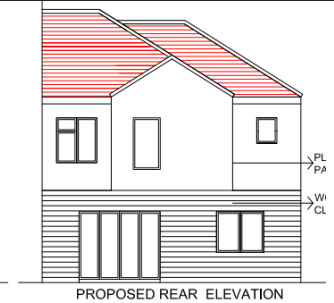
19/00867/FUL | Erection of a part single storey part two storey side and rear extension (Resubmission of planning application ref: 19/00502/FUL). | 21 South Mill Road Southampton SO15 4JW



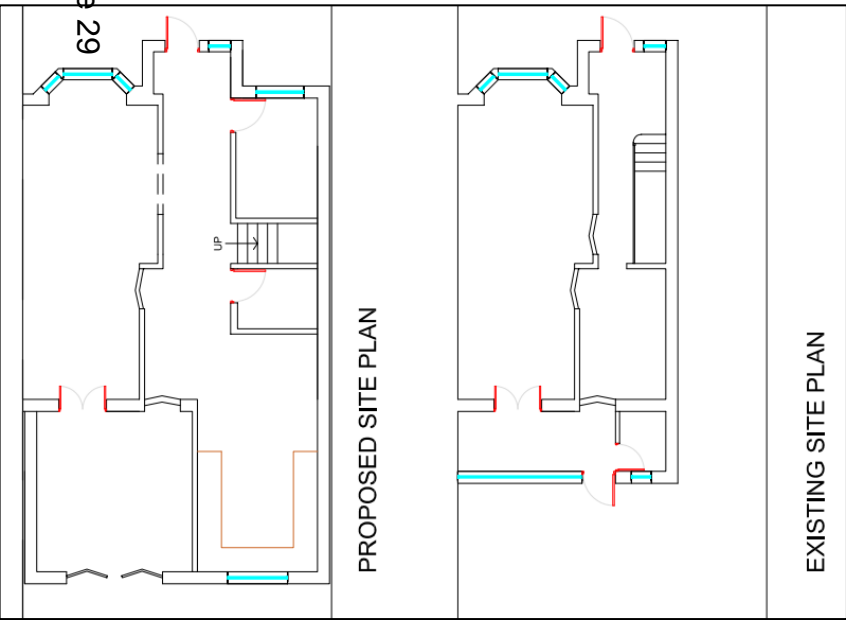
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



FULL APPLICATION - REFUSAL

Proposal: Erection of a part single storey part two storey side and rear extension (Resubmission of planning application ref: 19/00502/FUL).

Site Address: 21 South Mill Road, Southampton, SO15 4JW

Application No: 19/00867/FUL

For the following reason(s):

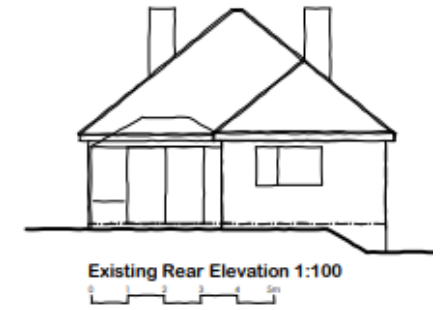
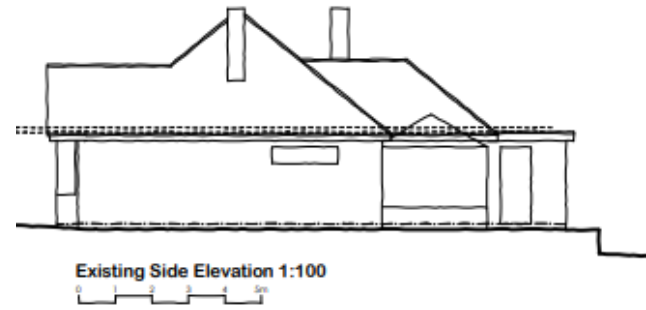
01. Impact on Amenity and Character

The proposed two storey side extension and part two-storey, part single-storey rear extension, by virtue of its scale and proximity to the shared boundary with No. 19 would have an overbearing and unacceptable impact on the residential amenity of the occupants of No. 19 South Mill Road, resulting in an increase in overshadowing and loss of afternoon sunlight to a habitable room window. As such, the proposal is contrary to Policies SDP1 (i), SDP7 (iii, iv) and SDP9 (v) of the of the City of Southampton Local Plan Review (amended 2015) as supported by section 2 of the Residential Design Guide Supplementary Planning Document (2006).

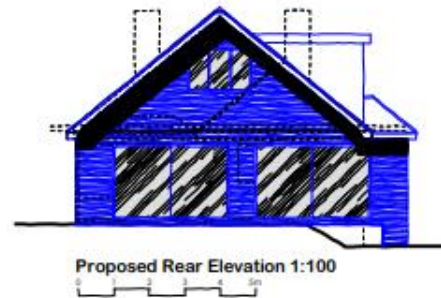
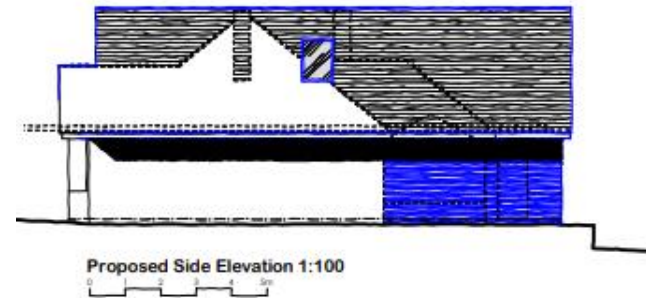
Furthermore, the proposal represents a disproportionate and over-dominant addition to the host dwelling, which would result in terracing to the detriment of the character of the area, contrary to Policies SDP7 (iii, iv) and SDP9 (i) of the of the City of Southampton Local Plan Review (amended 2015) and CS13 of the Southampton City Council Local Development Framework Core Strategy (amended 2015) as supported by section 2 of the Residential Design Guide Supplementary Planning Document (2006).



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19/00581/FUL | Single storey side extension, two storey rear extension, alterations to roof to include raising of roof, dormer window to side extension and formation of gable end to front elevation to enable provision of three bedrooms at first floor level. | 25 Crabwood Road Southampton SO16 9FD



FULL APPLICATION - REFUSAL

Proposal: Single storey side extension, two storey rear extension, alterations to roof to include raising of roof, dormer window to side extension and formation of gable end to front elevation to enable provision of three bedrooms at first floor level.

Site Address: 25 Crabwood Road, Southampton, SO16 9FD

Application No: 19/00581/FUL

For the following reason(s):

02.Refusal Reason: Residential Amenity

The proposed increased ridge height, rearward projection and resultant bulk would result in a loss of light and outlook to the occupiers of habitable rooms in the immediate neighbouring properties at 23 and 27 Crabwood Road. The proposal therefore represents an unneighbourly form of development and is contrary to saved policies SDP1 (i) and SDP7 (v) from the adopted City of Southampton Local Plan Review (2015) as supported by sections 2.2.1, 2.2.11 and 2.2.12 of the approved Residential Design Guide SPD (2006)



FULL APPLICATION - REFUSAL

Proposal: Erection of a part single-storey and part two-storey rear extension to provide additional living accommodation for ground floor and first floor flats.

Site Address: 48 High Road, Southampton, SO16 2JF

Application No: 19/00337/FUL

For the following reason(s):

01.REASON FOR REFUSAL: Impact on Residential Amenity

The proposed two storey side extension, by virtue of its height and excessive scale and depth built so close to the common boundary, would have a harmful impact on the residential amenities of the future neighbouring occupiers of the new development No.46 High Road.

This element of the scheme would have an overbearing impact on the neighbouring property leading to an increased sense of enclosure and tunnelling effect, a loss of light, and a reduction in outlook from rear and side rooms.

Due to its scale and proximity to the common boundary, the extension would also appear overbearing and visually dominant/intrusive to the attached neighbour and their rear garden at No.50 High Road.

The proposed extension would also contribute significantly to a loss of light and outlook on a rear first floor bedroom window and ground floor hallway of the host property.

The proposal thereby proves contrary to saved Policies SDP1(i) and SDP9(i)(v) of the adopted Amended Local Plan Partial Review (2015) and adopted Core Strategy Partial Review (2015) Policy CS13 with further reference to the provisions of sections 2.2.1 of the Southampton City Council Residential Design Guide Supplementary Planning Document (2006)..



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

19/00337/FUL | Erection of a part single-storey and part two-storey rear extension to provide additional living accommodation for ground floor and first floor flats. | 48 High Road Southampton SO16 2JF



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION





Right of Light Consulting

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planning@southampton.gov.uk

Southampton City Council
Civic Centre
Southampton
SO14 7LY

14 January 2022

Dear Sir/Madam,

**Proposed Extension at 3 Raymond Road, Southampton, Hampshire SO15 5AG
Impact on 5 Raymond Road
Planning Application Reference 21/01769/FUL**

Right of Light Consulting has been commissioned by Mr John Gault to consider the impact of the proposed extension at 3 Raymond Road on the light received by his property at 5 Raymond Road. This letter is written further to the objections made on behalf of Mr & Mrs Gault in the letter from their planning consultant ACHIEVE-Town Planning, dated 29.12.2021 (their ref SRL.086.21).

We have applied the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. The tests were undertaken using internal plans and photographs of 3 Raymond Road and the following planning application drawings:

Jags Architects

711825/421/001	Existing Floor Plans & Elevations	Rev -
711825/421/002	Proposed Floor Plans	Rev -
711825/421/003	Roofscape Street Scene & Block Plan	Rev -
711825/421/004	Proposed Elevations	Rev -
711825/421-000	Location Plan	Rev -

A window key identifying the windows tested together with the numerical daylight results are enclosed with this letter. The results show that the proposed extension does not comply with the BRE daylight requirements. The assessment methodology and results are expanded upon below.

Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including but not limited to living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and

garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

The BRE guide prescribes a Vertical Sky Component (VSC) test which is used to ascertain the amount of daylight a room receives. The VSC is a measure of available skylight at a given point on a vertical plane. Diffuse daylight is considered adversely affected if, after a development or extension, the VSC is both less than 27% and less than 0.8 times its former value.

The BRE guide states that the total amount of skylight can be calculated by finding the VSC at the centre of each main window. The BRE guide explains that if a room has two or more windows of equal size, the mean average of their VSC's may be taken.

The breakfast room at our client's property has three windows of equal size. The enclosed results confirm that the mean average VSC for the breakfast room windows is 21.33% before the development, and this would be reduced to 15.76% afterward. The daylight would therefore be reduced to 0.74 times its former value. Since the VSC after the extension is less than 27% and since the light is reduced to less than 0.8 times its former value, the proposed extension fails to meet the BRE guidelines.

Conclusion

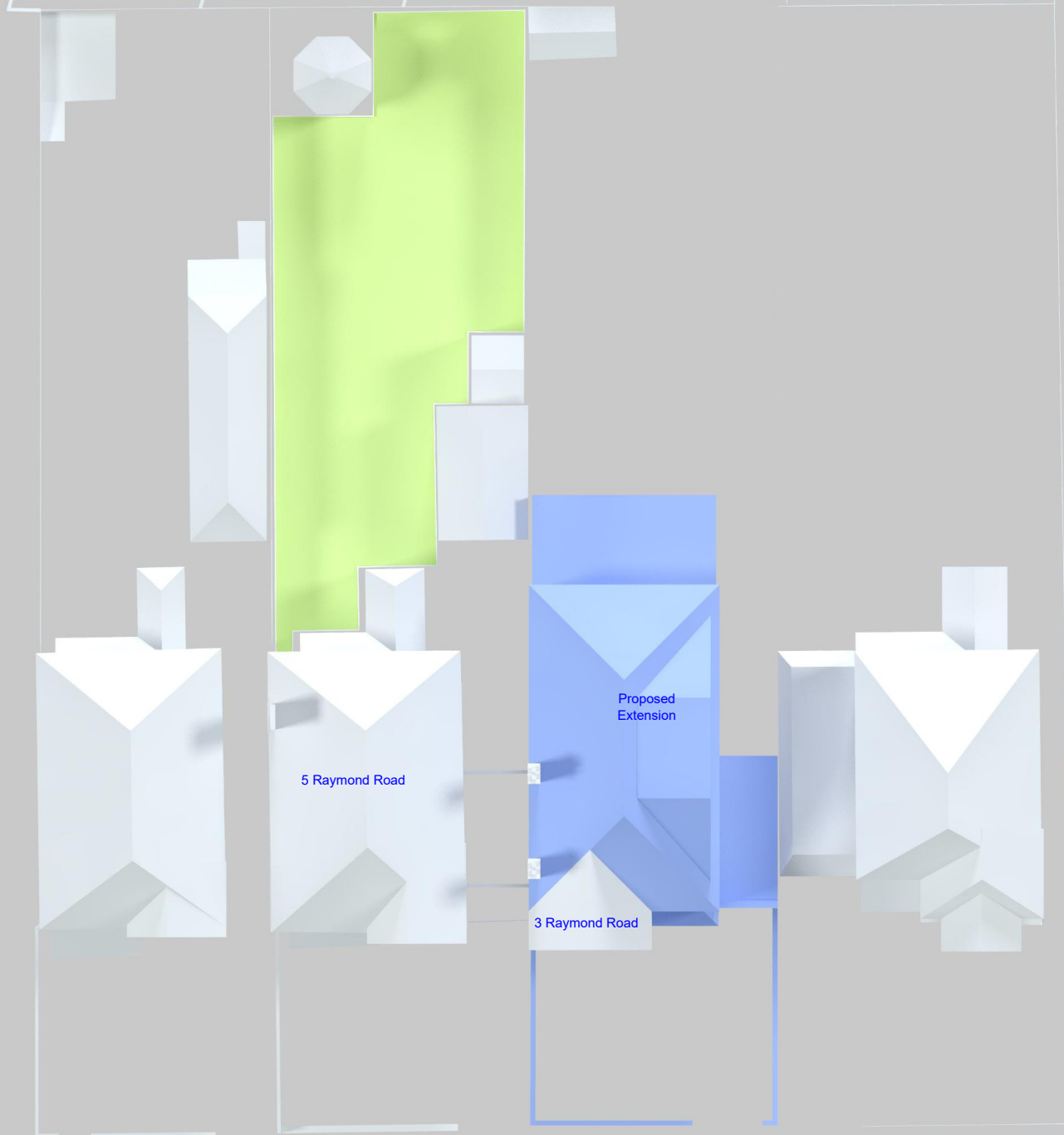
Our assessment confirms that the proposed extension does not satisfy the BRE daylight guidelines. In our opinion the proposal will therefore have a harmful impact on the light receivable by our client's property at 5 Raymond Road. The main impact would be to the breakfast room. The daylight amenity in this room is very important as it is a room used by the occupants of No. 5 Raymond Road on a daily basis.

Yours sincerely



Alice Cook BA (Hons)
Right of Light Surveyor

Enc: 3D Images, Photo Window Key and Numerical Results



Raymond Road

5 Raymond Road

3 Raymond Road

Proposed Extension



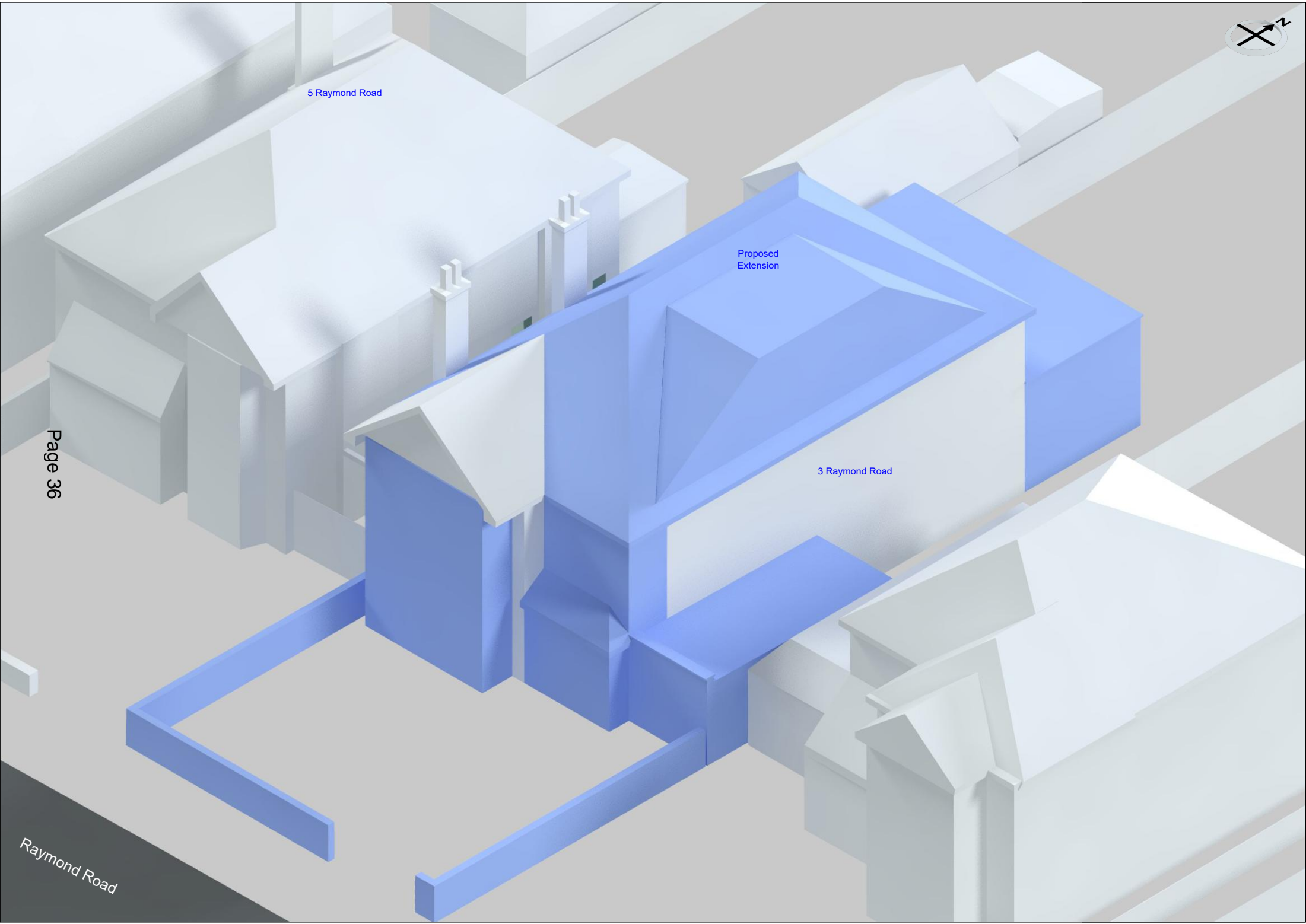
5 Raymond Road

Proposed
Extension

3 Raymond Road

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Raymond Road





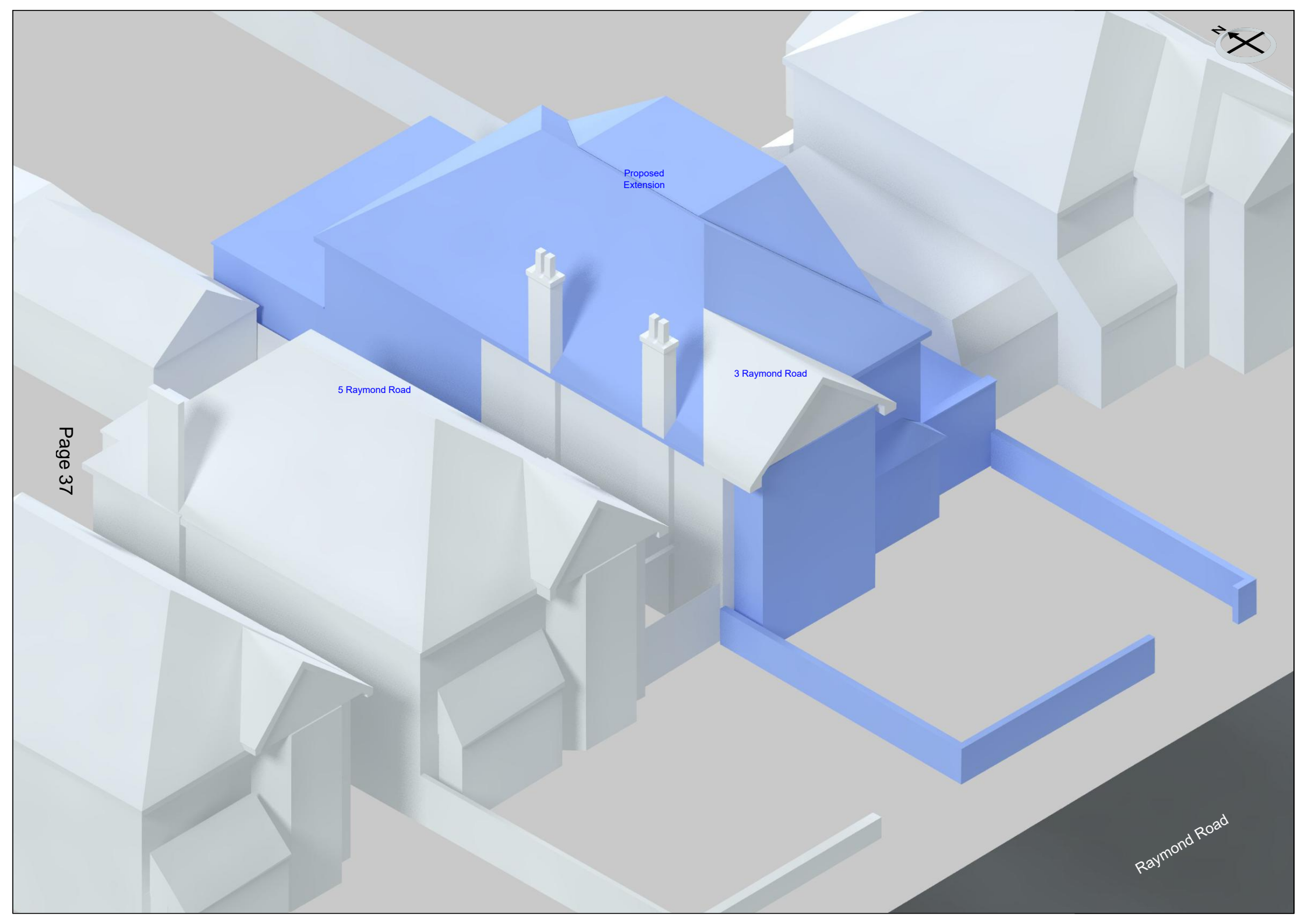
Proposed Extension

5 Raymond Road

3 Raymond Road

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Raymond Road



Raymond Road

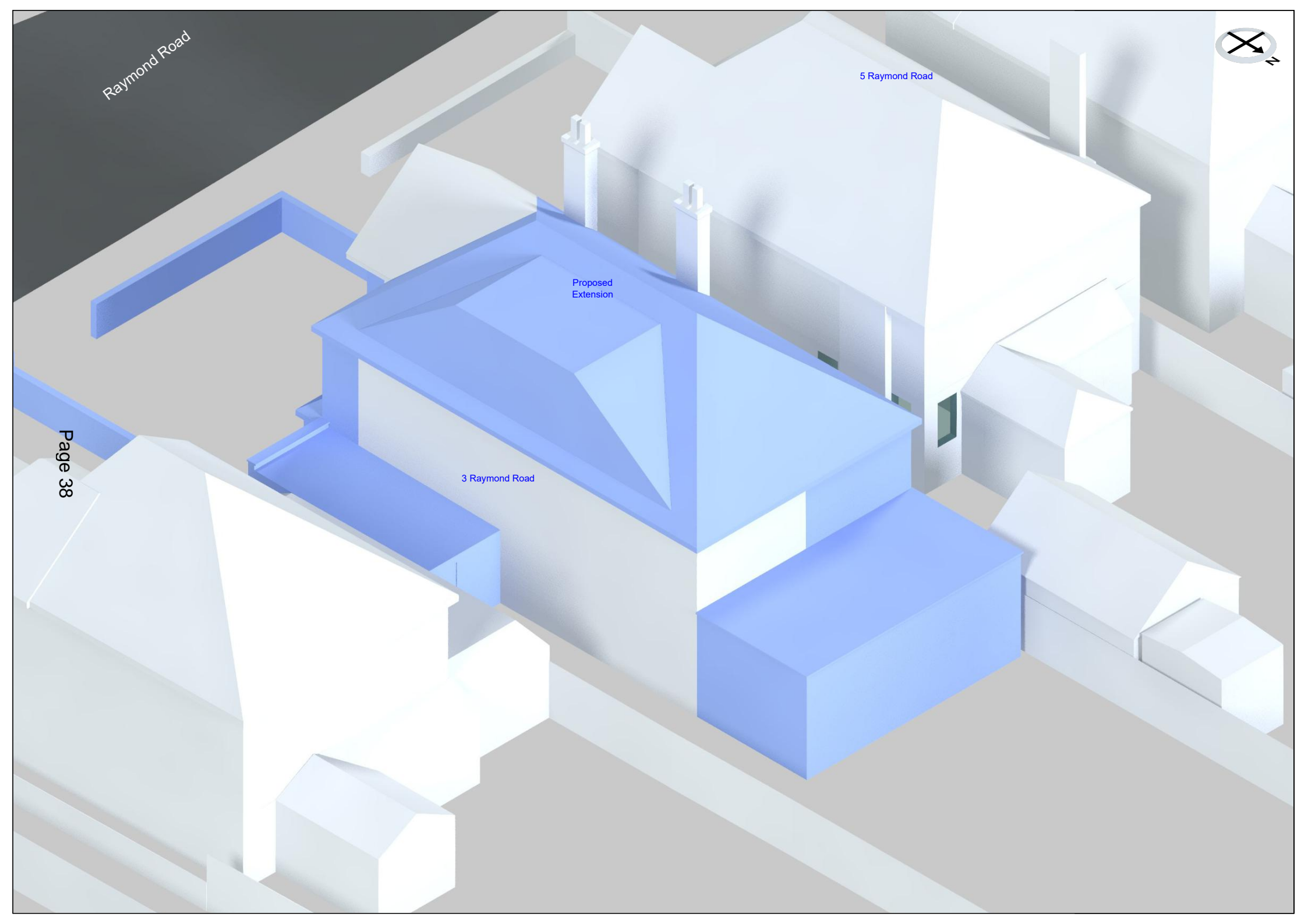


5 Raymond Road

Proposed
Extension

3 Raymond Road

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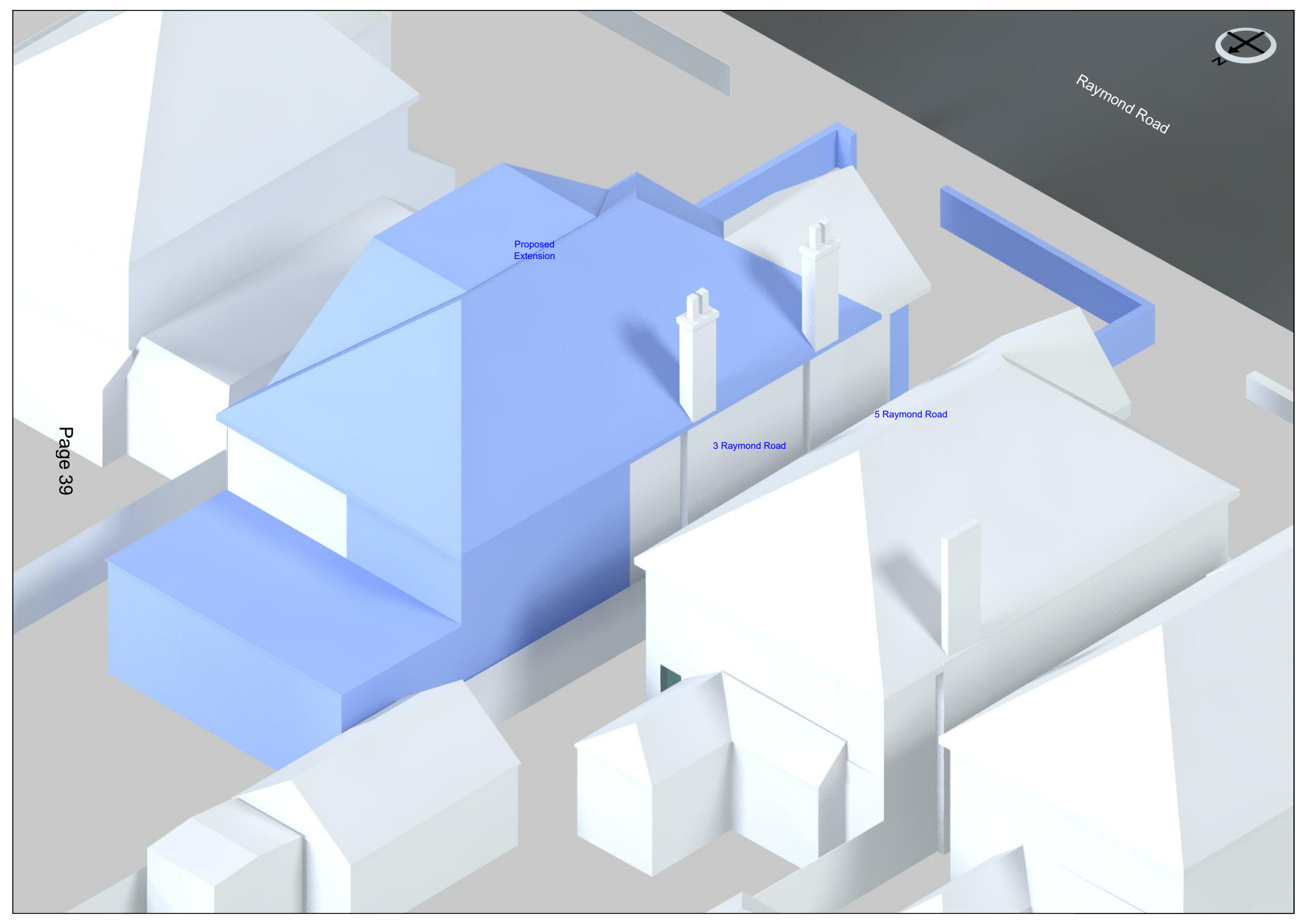


Raymond Road

Proposed
Extension

3 Raymond Road

5 Raymond Road



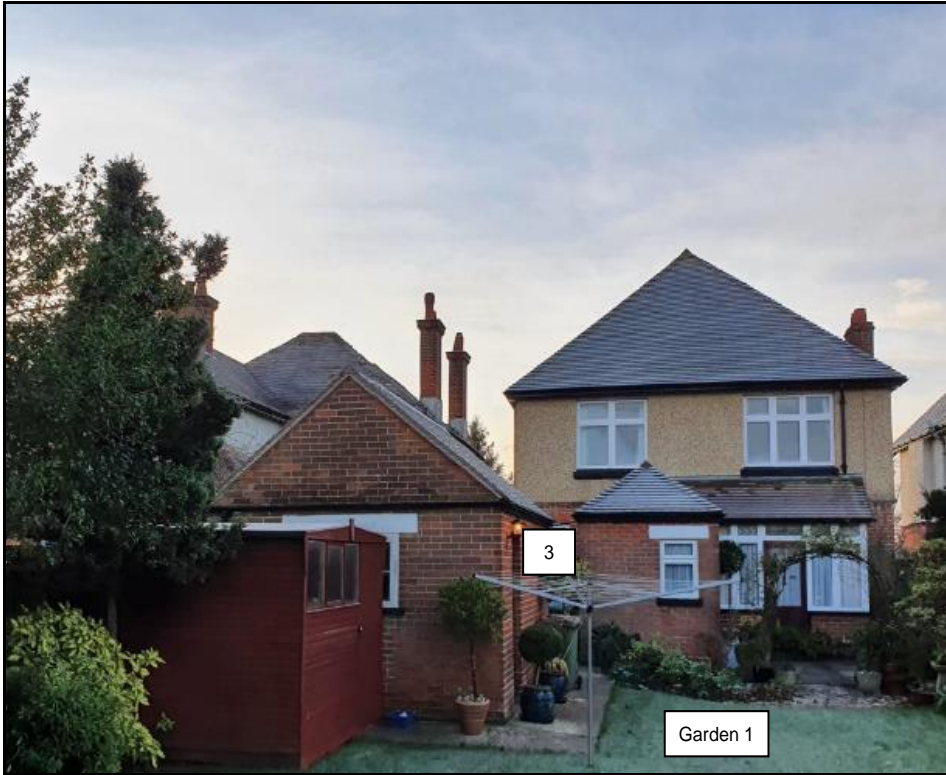
Neighbouring Windows



5 Raymond Road



5 Raymond Road



5 Raymond Road

Appendix 2 - Vertical Sky Component
5 Raymond Road, Southampton, Hampshire SO15 5AG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>5 Raymond Road</u>					
<u>Ground Floor</u>					
Window 1	Breakfast Room	16.8%	11.6%	5.2%	0.69
Window 2	Breakfast Room	21.1%	12.0%	9.1%	0.57
Window 3	Breakfast Room	26.1%	23.7%	2.4%	0.91
Window 1, 2 & 3	Average	21.33%	15.76%	5.57	0.74

Panel Invitation to 21/01769/FUL - 3 Raymond Road Southampton SO15 5AG

Unfortunately we are not able to attend the public planning hearing.

Please could this statement be read out at the meeting

The primary concern that we raised as part of the consultation process is that the proposal is an over development of the plot

We have no issue with the roof extension and squaring off the back of the existing house which is aligned with other properties in their area but we do feel the depth of the single story extension is excessive

If this area of the application could be revised to reduce the impact of this aspect of the proposal it would be appreciated

We are not apposed against the single story extension, we just do not believe the proposal is in keeping with other properties in the area.

The extension encroaches on three neighbouring properties and needs to be in keeping with the area which is made up of 4 bed family homes

Something like a single 2.4m or 3m deep extension that covered the full width of the property would be proportionate and appropriate in our view.

Mr B J Carter

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