

Planning and Rights of Way Panel

Tuesday, 25th June, 2019
at 6.00 pm

PLEASE NOTE TIME OF MEETING

Conference Rooms 3 & 4 - Civic
Centre

This meeting is open to the public

Members

Councillor Savage (Chair)
Councillor Coombs (Vice-Chair)
Councillor Galton
Councillor L Harris
Councillor Mitchell
Councillor Vaughan
Councillor Windle

Contacts

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PUBLIC INFORMATION

ROLE OF THE PLANNING AND RIGHTS OF WAY PANEL

The Panel deals with various planning and rights of way functions. It determines planning applications and is consulted on proposals for the draft development plan.

PUBLIC REPRESENTATIONS

Procedure / Public Representations

At the discretion of the Chair, members of the public may address the meeting on any report included on the agenda in which they have a relevant interest. Any member of the public wishing to address the meeting should advise the Democratic Support Officer (DSO) whose contact details are on the front sheet of the agenda.

The Southampton City Council Strategy (2016-2020) is a key document and sets out the four key outcomes that make up our vision.

- Southampton has strong and sustainable economic growth
- Children and young people get a good start in life
- People in Southampton live safe, healthy, independent lives
- Southampton is an attractive modern City, where people are proud to live and work

SMOKING POLICY – The Council operates a no-smoking policy in all civic buildings

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ACCESS – Access is available for disabled people. Please contact the Democratic Support Officer who will help to make any necessary arrangements.

Dates of Meetings: Municipal Year 2019/2020

2019	
4 June	17 September
25 June	15 October
16 July	12 November
6 August	10 December
31 August	

2020	
14 January	31 March
11 February	23 April
10 March	

CONDUCT OF MEETING

TERMS OF REFERENCE

The terms of reference of the Planning and Rights of Way Panel are contained in Part 3 (Schedule 2) of the Council's Constitution

BUSINESS TO BE DISCUSSED

Only those items listed on the attached agenda may be considered at this meeting.

RULES OF PROCEDURE

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

QUORUM

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

DISCLOSURE OF INTERESTS

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PECUNIARY INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

- (i) Any employment, office, trade, profession or vocation carried on for profit or gain.
- (ii) Sponsorship:
Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
- (iii) Any contract which is made between you / your spouse etc. (or a body in which the you / your spouse etc. has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.
- (iv) Any beneficial interest in land which is within the area of Southampton.
- (v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.
- (vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.
- (vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:
 - a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
 - b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

OTHER INTERESTS

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

PRINCIPLES OF DECISION MAKING

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

3 STATEMENT FROM THE CHAIR

CONSIDERATION OF PLANNING APPLICATIONS

4 PLANNING APPLICATION - 19/00387/FUL - BROADLANDS RD (UNIVERSITY) (Pages 5 - 18)

Report of the Service Lead, Planning, Infrastructure and Development recommending that conditional approval be granted in respect of an application for a proposed development at the above address.

5 PLANNING APPLICATION - 19/00623/FUL - 33 BASSETT GREEN CLOSE (Pages 19 - 30)

Report of the Service Lead, Planning, Infrastructure and Development recommending that conditional approval be granted in respect of an application for a proposed development at the above address.

Monday, 17 June 2019

Director of Legal and Governance

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Agenda Annex

INDEX OF PLANNING APPLICATIONS FOR DECISION

DATE: 25th June 2019 - 6pm Conference Rooms 3 and 4, 1st Floor, Civic Centre

Main Agenda Item Number	Officer	Recommendation	PSA	Application Number / Site Address
4	JT	CAP	5	19/00387/FUL Broadlands Rd (University)
5	TF/AA	CAP	5	19/00623/FUL 33 Bassett Green Close

PSA – Public Speaking Allowance (mins); CAP - Approve with Conditions: DEL - Delegate to Officers: PER - Approve without Conditions: REF – Refusal: TCON – Temporary Consent: NOBJ – No objection

Case Officers:

JT – Jenna Turner
MP – Mat Pidgeon
TF – Tim Furnidge
AA – Andy Amery

Southampton City Council - Planning and Rights of Way Panel

Report of Service Lead – Planning, Infrastructure & Development

Local Government (Access to Information) Act 1985

Index of Documents referred to in the preparation of reports on Planning Applications:

Background Papers

1. Documents specifically related to the application
 - (a) Application forms, plans, supporting documents, reports and covering letters
 - (b) Relevant planning history
 - (c) Response to consultation requests
 - (d) Representations made by interested parties

2. Statutory Plans
 - (a) Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Plan (Adopted 2013)
 - (b) Amended City of Southampton Local Plan Review (Adopted March 2015)
 - (c) Local Transport Plan 3 2011-2031
 - (d) Amended City of Southampton Local Development Framework – Core Strategy (inc. Partial Review) (adopted March 2015)
 - (e) Adopted City Centre Action Plan (2015)
 - (f) Community Infrastructure Levy Charging Schedule (2013)
 - (g) Bassett Neighbourhood Plan (Adopted 2016)

3. Statutory Plans in Preparation

4. Policies and Briefs published and adopted by Southampton City Council
 - (a) Old Town Development Strategy (2004)
 - (b) Public Art Strategy
 - (c) North South Spine Strategy (2004)
 - (d) Southampton City Centre Development Design Guide (2004)
 - (e) Streetscape Manual (2005)
 - (f) Residential Design Guide (2006)
 - (g) Developer Contributions SPD (September 2013)
 - (h) Greening the City - (Shoreburs; Lordsdale; Weston; Rollesbrook Valley; Bassett Wood and Lordswood Greenways) - 1985-1995.
 - (i) Women in the Planned Environment (1994)
 - (j) Advertisement Control Brief and Strategy (1991)
 - (k) Biodiversity Action Plan (2009)
 - (l) Economic Development Strategy (1996)
 - (m) Test Lane (1984)
 - (n) Itchen Valley Strategy (1993)

- (o) Portswood Residents' Gardens Conservation Area Character Appraisal (1999)
- (p) Land between Aldermoor Road and Worston Road Development Brief Character Appraisal(1997)
- (q) The Bevois Corridor Urban Design Framework (1998)
- (r) Southampton City Centre Urban Design Strategy (2000)
- (s) St Mary's Place Development Brief (2001)
- (t) Ascupart Street Development Brief (2001)
- (u) Woolston Riverside Development Brief (2004)
- (v) West Quay Phase 3 Development Brief (2001)
- (w) Northern Above Bar Development Brief (2002)
- (x) Design Guidance for the Uplands Estate (Highfield) Conservation Area (1993)
- (y) Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area (1993)
- (z) Canute Road Conservation Area Character Appraisal (1996)
- (aa) The Avenue Conservation Area Character Appraisal (1997)
- (bb) St James Road Conservation Area Character Appraisal (1996)
- (cc) Banister Park Character Appraisal (1991)*
- (dd) Bassett Avenue Character Appraisal (1982)*
- (ee) Howard Road Character Appraisal (1991) *
- (ff) Lower Freemantle Character Appraisal (1981) *
- (gg) Mid Freemantle Character Appraisal (1982)*
- (hh) Westridge Road Character Appraisal (1989) *
- (ii) Westwood Park Character Appraisal (1981) *
- (jj) Cranbury Place Character Appraisal (1988) *
- (kk) Carlton Crescent Character Appraisal (1988) *
- (ll) Old Town Conservation Area Character Appraisal (1974) *
- (mm) Oxford Street Conservation Area Character Appraisal (1982) *
- (nn) Bassett Green Village Character Appraisal (1987)
- (oo) Old Woolston and St Annes Road Character Appraisal (1988)
- (pp) Northam Road Area Improvement Strategy (1987)*
- (qq) Houses in Multiple Occupation (revised 2016)
- (rr) Vyse Lane/ 58 French Street (1990)*
- (ss) Tauntons College Highfield Road Development Guidelines (1993)*
- (tt) Old Woolston Development Control Brief (1974)*
- (uu) City Centre Characterisation Appraisal (2009)
- (vv) Parking standards (2011)

* NB – Policies in these documents superseded by the Residential Design Guide (September 2006, page 10), albeit character appraisal sections still to be had regard to.

5. Documents relating to Highways and Traffic

- (a) Hampshire C.C. - Movement and Access in Residential Areas
- (b) Hampshire C.C. - Safety Audit Handbook
- (c) Cycling Strategy – Cycling Southampton 2017-2027
- (d) Southampton C.C. - Access for All (March 1995)

- (e) Institute of Highways and Transportation - Transport in the Urban Environment
- (f) I.H.T. - Traffic Impact Assessment Guidelines
- (g) Freight Transport Association - Design for deliveries
- (h) Department for Transport (DfT) and Highways England various technical notes
- (i) CIHT's Manual for Streets and Manual for Streets 2

6. Government Policy Planning Advice

- (a) National Planning Policy Framework (February 2019)
- (b) National Planning Policy Guidance Suite

7. Other Published Documents

- (a) Planning for Daylight and Sunlight - DOE
- (b) Coast and Countryside Conservation Policy - HCC
- (c) The influence of trees on house foundations in clay soils - BREDK
- (d) Survey and Analysis - Landscape and Development HCC
- (e) Root Damage to Trees - siting of dwellings and special precautions – Practice Note 3 NHDC
- (f) Shopping Policies in South Hampshire - HCC
- (g) Buildings at Risk Register SCC (1998)
- (h) Southampton City Safety Audit (1998)
- (i) Urban Capacity Study 2005 – 2011 (March 2006)
- (j) Strategic Housing Land Availability Assessment (March 2013)

Agenda Item 4

Planning and Rights of Way Panel 25th June 2019 Planning Application Report of the Service Lead - Infrastructure, Planning & Development

Application address: Land South University Car Park, Broadlands Road			
Proposed development: Construction of a 130 space car park for use in association with the University of Southampton, with associated landscaping works			
Application number:	19/00387/FUL	Application type:	Full
Case officer:	Jenna Turner	Public speaking time:	5 minutes
Last date for determination:	30.04.19	Ward:	Swaythling
Reason for Panel Referral:	More than 5 letters of objection have been received	Ward Councillors:	Cllr Matthew Bunday Cllr Lorna Fielker Cllr Sharon Mintoff
Applicant: University of Southampton		Agent: Turnberry Planning Limited	

Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	Not applicable
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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 the National Planning Policy Framework (2019). Policies – CS11, CS13, CS14, CS18, CS19 and CS22 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP15, SDP16, SDP17, SDP21 and L7 of the City of Southampton Local Plan Review (Amended 2015).

Appendix attached			
1	Development Plan Policies	2	Relevant Planning History

Recommendation in Full

Grant planning permission subject to the planning conditions recommended at the end of this report.

1. The site and its context

- 1.1 The site comprises a 0.005 hectare site which was formally allotments, subsequently transferred to Brickfield Road. The site lies to the rear of nos. 171 to 185 Broadlands Road. To the north of the site is the University's Broadlands car park and to the west lies research and teaching facilities on University Crescent. Along the western boundary of the site is a wooded area which is subject to a Tree Preservation Order and which also contains a watercourse.
- 1.2 The site is currently grassed with a slope down towards the western boundary. It is at a significantly lower level than the existing neighbouring car park, with a retaining wall separating the two sites. Currently, the site is served by secured pedestrian access from Broadlands Road. Japanese Knotweed was discovered on the site and work has been taking place to remove this.

2. Proposal

- 2.1 The application seeks full planning permission to construct a new surface car park for the University of Southampton. The car park contains 130 spaces with a new vehicular access from Broadlands Road. No disabled spaces are provided as there are 50 spaces that are already better located closer to the main campus. The access would be formed to the north of 185 Broadlands Road and will necessitate the removal and replacement of the existing retaining boundary wall. In addition to this, the new access will result in the loss of 2-3 on street car parking bays. The application proposes to re-grade the site to make it suitable for use, with a concrete crib retaining wall to the west which varies between 1 and 1.7 metres in height. A pedestrian link to the campus would be provided through the western site boundary and also via the new vehicular access.
- 2.2 The application does include the removal of a number trees protected by the existing Woodland Tree Preservation Order. The details of this are set out in section 6.5 below. The application proposes a native tree and shrub planting scheme within the eastern edge of the wood and meadow planting to the centre of the site. In addition to this, a 2 metre high Hornbeam hedgerow will be provided adjacent to boundary with the neighbouring residential properties.
- 2.3 The application sets out that this proposal forms part of the University's Estate Framework which is a long-term plan for the development and improvement of the University. The Estate Framework identifies that the existing car parking provision across the University is disparate and disjointed and also identifies the neighbouring Broadlands car park as having potential for a specialist collaborative teaching and research facility. The neighbouring site includes building 45, which is no longer fit for purpose and soon to be demolished (consented by application 19/00295/DPA).
- 2.4 As such, it is planned to consolidate the car parking provision for the University by locating spaces at the periphery of the campus, whilst retaining the overall provision of spaces. A second planning application is also currently being considered for the provision of a multi-storey car park at the Hampton's car park site (reference 19/00386/FUL). This will then allow the University to redevelop existing parking with new academic buildings.

- 2.5 The table below sets out the existing and proposed car parking provision across the three sites:

Car Park	Existing Spaces	Proposed Spaces
Broadlands Car Park	414	0
Hamptons Car Park	331	714
Allotments	0	130
Total	745	844

- 2.6 A phasing plan will be secured by condition to ensure that there will be no net increase in parking created by this application (i.e. Broadlands will be partly closed prior to 1st use).

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The Local Plan Review identifies the site as being within the University Development Area (UDA). Policy L7 of the Local Plan supports academic and research facilities within the UDA together with uses which support the academic life at the University. The site lies immediately adjacent to 171-185 Broadlands Road which policy L8 of the Local Plan supports for University development providing no vehicular access to the campus is provided from Broadlands Road and a landscape buffer is provided to Broadlands Road.
- 3.3 The National Planning Policy Framework (NPPF) was revised in February 2019. Paragraph 213 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan 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. Relevant Planning History

- 4.1 There are no recent applications relating to this site. As set out above, also of relevance to this scheme are applications 19/00386/FUL for the development of a multi-storey car park at the Hampton’s car park site currently being considered and 19/00295/DPA which consented the demolition of the adjacent Building 45. The formation of allotments at Brickfield Road, replacing those removed from this site, were granted planning permission in 2011 (reference 11/00135/FUL).

5. 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 and erecting a site notice (19.03.19). At the time of writing the report **6** representations have been received from surrounding residents, 4 of which are from one address. The following is a summary of the points raised:

- 5.2 ***The increase in traffic will result in an increase in air pollution. A greater emphasis on sustainable modes of transport is needed.***

Response

This application proposes to replace some of the car parking provision that will be lost when the neighbouring Broadlands car park site is developed. A condition is suggested to secure a phasing plan that will ensure the development does not result in a net increase in car parking provision across the campus.

- 5.3 ***Concern with the impact on road safety. The increase in traffic will result in difficulties for school children crossing the road.***

Response

As set out above, it is intended that this application will not result in an increase in traffic on Broadlands Road. Subject to securing the design of the access, including the necessary sight lines, the Council's Highway Engineer raises no objection to the proposal.

Consultation Responses

- 5.4 **SCC Highways** - No objection in principle. Conditions are required to secure the phasing of the release of the car parking spaces and to secure the necessary sightlines from the access (see conditions 3 & 4 below).
- 5.5 **SCC Ecology** – Concerned that the scheme would result in a net loss of biodiversity. Further biodiversity mitigation measures should be incorporated into later phases of the University's development programme if they cannot be accommodated on this site. Suggests conditions to secure a mitigation measures, the protection of nesting birds during construction and to restrict the luminance of lighting (see conditions 5, 6 & 8 below).
- 5.6 **SCC Trees** – No objection, in principle. Further information is requested in terms of the extent of incursions into root protection areas. **N.B. This has been requested and an update will be provided at the meeting.** The development should otherwise proceed in accordance with the submitted Arboricultural Method Statement and replacement tree planting secured (see conditions 7 & 8).
- 5.7 **SCC Archaeology** – No objection. There is the potential for archaeological remains to exist on the site. Suggest conditions to secure investigation and recording (see conditions 10, 11 & 12).
- 5.6 **SCC Environmental Health (Air Quality)** – Initially raised concerns on the likely impact on air quality. Subsequently agreed that were a phasing plan secured to ensure no net increase in car parking, that this application was acceptable (see condition 3).
- 5.7 **SCC Environmental Health (Pollution and Safety)** – No objection. Suggest a condition to secure a Construction Management Plan (see condition 12).
- 5.8 **SCC Environmental Health (Contaminated Land)** – No objection. Suggests a condition to secure a contaminated land investigation and any necessary remediation (see condition 13).
- 5.9 **Southern Water** – No objection.

6. Planning Consideration Key Issues

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

- The principle of development;
- Effect on character and residential amenity;
- Highways, transport and air quality and;
- Effect on trees and ecology.

6.2 Principle of Development

6.2.1 The site is located within the University of Southampton Development Area as identified in the adopted Local Plan Review and policy L7 of the Local Plan supports the development of academic facilities within this location. In addition, policy CS11 of the Core Strategy supports the expansion and intensification of the existing University facilities. Furthermore, the site is not designated public open space with the former allotments being previously transferred to Brickfield Road. As such, the principle of development is acceptable.

6.3 Effect on Character & Amenity

6.3.1 Having regard to the enclosed nature of the site, the development would not be readily visible from public vantage points. The proposed changes to the site levels are not severe, with a gentle slope being maintained, which will ensure that the site will not appear over-engineered. In addition to this, no significant changes to the site levels are proposed adjacent to the residential neighbours. The landscape improvements to the edges of the site would soften the appearance of the car parking and provide screening from adjacent residential properties. The wooded area to the west of the site is its best natural feature and this would be retained. The development would appear consistent with the character of the adjoining University Campus. There would be some noise generated by the development, particularly as vehicles enter and leave the car park. A Noise Assessment has been submitted with the application and the Council's Environmental Health are satisfied that the noise impact would not be unduly harmful to the neighbouring residential properties.

6.4 Highways, Transport and Air Quality

6.4.1 Policy CS8 of the Core Strategy promotes the reduction in transport, a shift to more sustainable modes of transport and investment in transport infrastructure where required. Policy CS19 of the Core Strategy sets out that parking provision must take into account the Council's car parking standards and be well designed. The Council's Parking Spaces Supplementary Planning Document (SPD) permits a maximum of 1,767 spaces for the campus. The SPD encourages a balance between parking provision, to meet the needs of development, and the requirements for more sustainable travel.

6.4.2 As set out above, this application is the first step in the University Estates Framework and would contribute to freeing up the neighbouring Broadlands site from car parking, by effectively transferring spaces from Broadlands car park. As such, this application would effectively maintain the current 1,630 car parking spaces across the campus, in accordance with the maximum adopted standard. Both the existing and proposed car parks are accessed from Broadlands Road. As such, the proposal would not have an adverse impact on the capacity of roads and junctions in the area.

6.4.3 Similarly, providing that a condition is imposed to ensure no net increase in spaces, the Council's air quality team are satisfied that the proposal is acceptable from an air quality perspective.

6.4.4 The sites either side of the proposed access to Broadlands Road are within the ownership of the applicant, meaning the necessary sightlines can be achieved and secured by condition. As noted, the new access will result in the loss of some on-street car parking bays, however, no objections have been received with respect of this issue and, in the planning balance, is not considered to be unduly harmful. Furthermore, it is noted that any future development on the Broadlands site offers the potential to increase on-street car parking.

6.5 Trees and Ecology

6.5.1 The application proposes the removal of 11 trees and 5 seedling tree groups. The submitted Tree Report sets out that the trees to be removed are generally in poor condition, some with poor form and most with structural defects, decay cavities and poor health. The Council's Tree Officer does not object to the removal of those trees. A native tree and shrub planting scheme will be undertaken within the eastern edge of the wood and meadow planting to the centre of the site. A Woodland Management Plan is also provided with the application. The provision of replacement trees at a ratio of 2 for every tree lost is secured through condition 8.

6.5.2 The site is not a designated site for nature conservation although provides habitat to support a number of protected species. The comments of the Council's Ecologist are noted and a Mitigation Statement will be secured by condition 5. The proposals for the site should be viewed in the context of the University's wider landscape and biodiversity improvements across the campus as a whole and it is noted that there are opportunities for mitigation to be delivered outside of this site. Furthermore, the final species of mitigation planting will be secured by condition 8 which presents the opportunity to further promote biodiversity on the site.

7. Summary

7.1 The proposed development of the site for a car park to serve the University is in accordance with policy L7 of the Local Plan. The development has been designed to minimise the effect on the area and the necessary mitigation for the loss of trees and habitats can be secured by planning condition. The development will not result in an increase in parking provision on the campus and therefore will have neutral impacts on the road network and air quality.

8. Conclusion

8.1 It is recommended that planning permission be granted subject to the conditions set out below.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)

Case Officer Initials for 25/06/19 PROW Panel

PLANNING CONDITIONS

1. Full Permission Timing Condition (Performance)

The development hereby permitted shall begin no 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. Use in connection with the University (Performance Condition)

The car park hereby approved shall only be used for car parking in connection with the University of Southampton.

Reason: In the interests of residential amenity to ensure that the proposal does not result in an overall net increase in car parking which may require further mitigation, and to comply with policy L7 of the adopted Local Plan Review and policy CS11 of the Southampton Core Strategy.

3. Phasing of Development (Pre-Use)

Before the car park hereby approved first comes into occupation, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority which demonstrates the phased release of car parking spaces to correspond with the stopping up of spaces elsewhere on the University campus. The parking spaces hereby approved shall only be used in accordance with the agreed phasing plan.

Reason: The application has been assessed on the basis of not resulting in a net increase in car parking across the University campus which may require further mitigation in terms of the highway and air quality impacts of the development.

4. Sight-Lines and Access Design (Performance)

Before the car park hereby approved first comes into use, the access, including the sightlines from it, shall be provided in accordance with the submitted Transport Assessment and shall be thereafter retained as approved.

Reason: In the interests of the safety and convenience of the users of the adjoining highway.

5. Ecological Mitigation Statement (Pre-Commencement)

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures which, unless otherwise agreed in writing by the Local Planning Authority, shall be implemented in accordance with the programme.

Reason: To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

6. Protection of nesting birds (Performance)

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

Reason: For the safeguarding of species protected by The Wildlife & Countryside Act 1981 (as amended) and the conservation of biodiversity

7. Arboricultural Method Statement (Performance)

The development hereby approved shall be carried out in accordance with the submitted Arboricultural Method Statement including the tree protection measures throughout the duration of the demolition and development works on site.

Reason: To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

8. Landscaping, lighting & means of enclosure detailed plan (Pre-Commencement)

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance);
- iv. details of any proposed boundary treatment, including retaining walls and;
- v. a landscape management scheme.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

9. Archaeological evaluation investigation (Pre-Commencement)

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason: To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

10. Archaeological evaluation work programme (Performance)

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason: To ensure that the archaeological investigation is completed.

11. Archaeological investigation (further works) (Performance)

The Developer will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation which will be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the additional archaeological investigation is initiated at an appropriate point in development procedure.

12. Archaeological work programme (further works) (Performance)

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the archaeological investigation is completed.

12. Construction Management Plan (Pre-Commencement)

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Plan for the development. The Construction Management Plan shall include details of:

- (a) parking of vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials, including cement mixing and washings, used in constructing the development;
- (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary;
- (e) measures to be used for the suppression of dust and dirt throughout the course of construction;
- (f) details of construction vehicles wheel cleaning; and,
- (g) details of how noise emanating from the site during construction will be mitigated. The approved Construction Management Plan shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason: In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

13. Land Contamination investigation and remediation (Pre-Commencement)

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall

be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in Contaminated Land Desk Study, ref: 61032002-RAM-025-ENV-GR-R07) to be assessed.
2. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (2) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scene of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason: To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

14. 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 - (as amended 2015)

CS11	An Educated City
CS13	Fundamentals of Design
CS14	Historic Environment
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
CS23	Flood Risk

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
SDP22	Contaminated Land
NE4	Protected Species
HE6	Archaeological Remains
L7	The University of Southampton
L8	Broadlands and Granby Grove
TI2	Vehicular Access

Supplementary Planning Guidance

Parking Standards SPD (September 2011)

Other Relevant Guidance

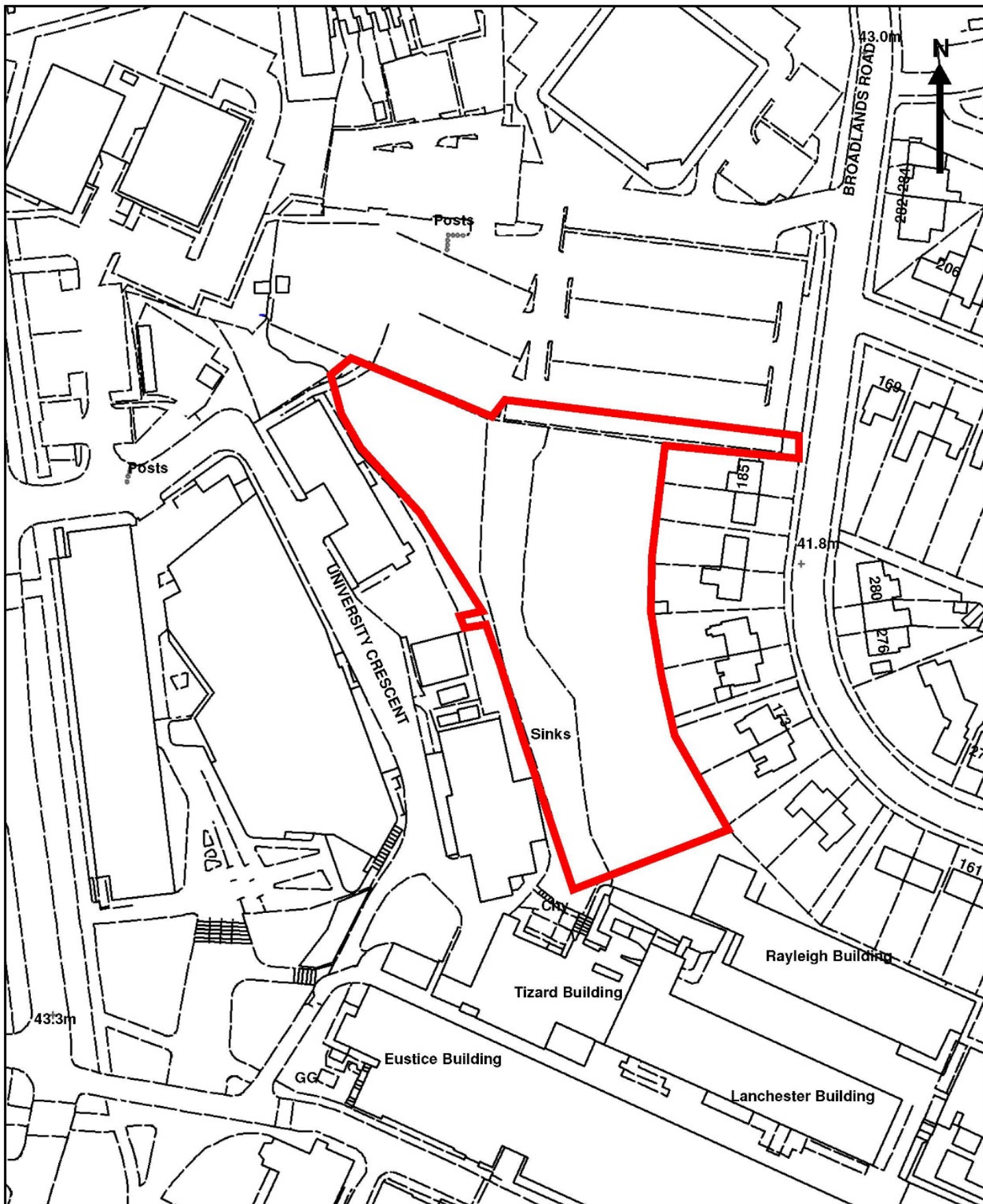
The National Planning Policy Framework (2019)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

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Agenda Item 4 19/00387/FUL

Appendix 1



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Agenda Item 5

Planning and Rights of Way Panel 25th June 2019 Planning Application Report of the Planning and Development Service Lead

Application address: 33 Bassett Green Close, Bassett			
Proposed development: Erection of a single storey rear extension and raised terrace, including re-profiling of rear garden. Alteration to roof including hip to gable front and rear dormers to facilitate loft conversion. (Resubmission of ref: 19/00303/FUL).			
Application number	19/00623/FUL	Application type	Householder
Case officer	Timothy Furmidge	Public speaking time	5 Minutes
Last date for determination:	11 th June 2019	Ward	Bassett
Reason for Panel Referral:	Five or more letters of objection have been received and request by Ward Member	Ward Councillors	Cllr Les Harris Cllr Beryl Harris Cllr John Hannides

Applicant: - Mr Blair McKinlay	Agent: - Mr Gary Evans – JaGs ArchiTechs Ltd
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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. Policies - SDP1, SDP7, SDP9, HE1 and HE2 of the City of Southampton Local Plan Review (March 2006), and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the adopted Bassett Neighbourhood Plan (2016).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1.0 The site and its context

- 1.1 This application relates to a detached bungalow fronting onto the south-western side of Bassett Green Close. The wider area is residential in character and comprises a

variety of housing styles and types, although bungalows and some chalet bungalows feature more prominently within this section of Bassett Green Close than other house types. The application dwelling features yellow/buff coloured brick, white windows and doors and a brown plain tiled roof, there is an integral garage on the north-western flank elevation and small porch/utility room to a side entrance on its south-eastern elevation. The property comprises a long rear garden that falls away sharply from the rear of the houses and abuts on to Bassett Wood. The rear garden contains many mature trees, mostly towards the side and rear boundaries. The application dwelling comprises a pyramidal roof with characteristic narrower ridge. The smaller garage and rear lounge projection comprise hipped roofs that tie into the main roof structure. The bungalow was originally constructed in the late 1950s.

2.0 Proposal

- 2.1 The application proposal seeks to alter the roof by increasing the length and height (0.7m higher) of the existing ridge to create an enlarged pitched roof with half hipped gable-ends. The proposed development includes a larger box dormer to the rear roof slope of the house and 2 smaller dormers and 2 roof lights on the front roof slope to facilitate the provision of additional accommodation at first floor level. The proposal would also include a single storey rear extension and raised terrace, including part re-profiling of rear garden. The hipped roof of the garage is retained. Two existing chimney stacks would be removed. Amended plans were submitted at the request of the case officer adding a detail of the existing ground levels. No changes were made to the development proposals

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 (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.3 The National Planning Policy Framework (NPPF) was amended in 2019 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 19/00303/FUL - Roof alterations including raising the ridge height, hip to gable, first floor front extension and dormer and insertion of rooflights to facilitate loft conversion – (Withdrawn) (28.03.2019).
- 4.2 18/01303/FUL - Erection of a single storey rear extension – (CAP) (05.09.2018).
- 4.3 1110/39R1-3 - Revisions to kitchen – (CAP) (02.09.1957).
- 4.4 1110/39-3 – Erection of bungalow and garage – (CAP) (03.06.1957).

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 **6 representations** had been received from surrounding residents. These included **4** objections from local residents, and **2** letters confirming no-objection from the neighbours either side of the application site. A letter of objection was also received from North-East Bassett Residents Association. A Ward Councillor requested that the application be referred to the Panel. The following is a summary of the points raised:

5.2 ***The proposal would be out of character with neighbouring properties.***

5.3 **Comment**

The application proposal involves increasing the length and height of the roof and it will appear as a pitched roof with half hipped features at each end, along with 2 pitched roof dormers on the front roof slope. The proposed changes will alter the scale, height and appearance of the dwelling. However, there are other dwellings nearby with similar appearance. Most notably, No.29 Bassett Green Close which has gable ends to the side elevations and a long ridge, and also properties located opposite the site on the northern side of the Bassett Green Close. As such there is not uniformity in the street. With regards to the wider street scene context, there is no overriding house type or design. Further east along Bassett Green Close, there are more significantly sized dwelling houses with taller ridge heights and larger gable ends, most notably at 39 and 41 Bassett Green Close. Furthermore, No.17 Bassett Green Close has been the subject to a recent planning application (18/00760/FUL), with hip to gable end extensions, a large rear box dormer, open porch and a general modernisation of the dwelling. Whilst not identical, the recently approved scheme at No.17 does exhibit a number of similarities in design to the current application.

5.4 The site does not fall within a Conservation Area and there are no other special controls in this location. It is considered that the proposed alterations to the property are not disproportionate or out of character with other properties in the area as a whole. The proposed materials comprise off-white render for the walls and timber cladding to gable ends which are considered to be acceptable. There are examples of render panels in nearby neighbouring properties, especially at No.30 adjacent to the site, which has been altered recently to be entirely rendered and painted bright white. Therefore, it is not consider the proposed development adversely affects the character and appearance of the existing street scene.

5.5 ***The proposal would cause a terracing effect.***

5.6 **Comment**

Although the dwelling would be increased in vertical height the side elevations would not be extended towards the neighbouring boundaries to the west and east. The gap that presently exists between properties would be maintained by this proposal and thus no terracing effect would be caused by this scheme.

5.7 ***The proposal would cause overdevelopment of site.***

5.8 **Comment**

Although the dwelling would be increased in size, the extended dwelling remains comfortably sited on a substantial rectangular plot. Most of the existing amenity space to the front and rear garden would be retained by the proposal. Furthermore, the size and mass of the proposed dwelling would still be smaller than other dwellings

on Bassett Green Close. There are no obvious features exhibited which would normally point towards or represent over-development.

5.9 ***Impact to neighbouring amenity***

5.10 **Comment**

Having regard to the size and siting of the proposed development, it is considered that there will be a very limited impact upon the neighboring amenity and the proposal would not result in significant harm by way of loss of light or outlook. The introduction of a side facing window in the existing side elevation and the side facing patio doors in the rear extension has been assessed and is not considered to introduce undue overlooking or loss of privacy despite changes in land levels. Between the application site and the neighboring property's there are single garage structures with pitched roofs. Furthermore, the boundary contains a 1.8m high timber fencing on each side, ensuring that no significant overlooking or loss of privacy occurs as a result of the proposed extensions to the dwelling and rear patio towards the private garden of the closest neighbouring properties. It is noted that the residents of both neighbouring properties have submitted representations and conclude that they have no objections to the present proposal despite the level changes involved.

Removal of front facing roof lights from scheme

5.11

Comment

5.12 There are many examples of front facing roof lights within the dwellings on Bassett Green Close, many of which are not symmetrical in design. The positioning of the roof lights on the front elevation may not be symmetrical, but they are not considered to cause significant harm to the character of the proposed dwelling or to the character of the street scene to warrant refusal, due to the existence of other roof lights within the public view in the street. The roof lights are also located within part of the existing rather than extended roof and could therefore be inserted without the need for planning permission.

Concern over foundation structure and groundwater/spring issues

5.13

Comment

5.14 The development's foundation design and any possible impact on/from springs would be considered at the Building Regulation approval stage and is not a material consideration of planning, therefore it cannot be considered by this report. It is feasible that an engineer will be able to design a suitable solution.

The extensions and alterations would result in reduction in the stock of bungalows

5.15

5.16 **Comment**

There are no policies and proposals of the Development Plan and the Bassett Neighbourhood Plan that control the loss of bungalows, whilst noting that the BNP identifies Bassett Green Close as having bungalows as a defining feature (paragraph 10.7 refers). The existing bungalow on site would be significantly retained and also modified into a chalet bungalow, which are already represented by other nearby neighbouring dwelling, especially at No. 39 and 41 Bassett Green Close. Many other bungalows located along Bassett Green Close would be retained within this area. Furthermore, the Panel will note that roof alterations to existing buildings can be

undertaken under 'permitted development', subject to certain limits, meaning that bungalows can be extended without permission in some circumstances in any event.

5.17 ***The extensions would result in overshadowing and a loss of light***

5.18 **Comment**

There are a two windows located within the gable end of no.15 and 19 Bassett Green Close. However, these are not considered to be primary windows serving habitable room. The application proposal has been revised and now comprises the lengthening of the roof ridge to a lesser extent than the original scheme. It is not considered the application proposal would now result in overshadowing or a loss of light.

5.19 ***The proposal with more bedrooms would result in more cars and impact from parked vehicles on the highway***

5.20 **Comment**

The application does not involve the conversion of the existing garage to living accommodation, and will be retained on site. The scheme does include one further bedroom and as mentioned in the representations, a study. This room is located on the ground floor and could be converted to another bedroom, however, this has not been shown on the plans and a further bedroom on site is not considered to cause significant impact in increasing the amount of parked cars on site. Further to this, the application site comprises a front garden and driveway it is considered that there is sufficient on-site parking to accommodate at least 3 vehicles in compliance with the Council's current maximum parking standards.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are the impact of the application proposal on the character and appearance of the dwelling, due to its prominence the impact on the character and appearance of the area.

6.2 **Principle of Development**

6.3 The principle of extending the existing bungalow is acceptable given its location in an established sub-urban area which is wholly residential in character. This report considers the merits of the chosen design solution.

6.4 **Design, scale and massing**

6.5 Whilst the general appearance and character of the dwelling would be altered significantly, it is not considered that the overall impact within the streetscene would be harmful or detrimental to the character and appearance of the area. The overall heights of the dwelling would be raised by 0.7m from the existing ridge height and the profile of the roof would also be altered. The lengthened line of the ridge is not untypical of other properties within the streetscene and wider area and, generally, proportions with respect to heights and the size of the dwelling would not be significantly altered.

6.6 Although there are not many examples of front dormers within this streetscene, there are a few, especially at No.29 Bassett Green Close. The proposed front dormers, with hipped roof detail are considered to be relatively small in scale and relate well with the proposed front elevation of the dwelling. The overall design and proportions do not

create a top heavy appearance to the roof, nor does it create a jarring element within the street scene.

- 6.7 The proposed rear dormer is larger and serves to extend the roof to create living accommodation. In terms of design, the continuous flat roof dormer is not stylistically ideal however, in terms of height and size and proportions it relates well to the roof and ensuing dwelling. It is set lower than the proposed ridge height of the main roof and is set off the eaves and side edges to create a surrounding margin; it sits within the center of the roof and is subservient in appearance to the host. The proposed dormer is located at the back of the house and would not be apparent or visible from within the street scene, its length is limited to the main roof body and would not include the roof of the existing garage.
- 6.8 The application proposal is consistent with the Bassett Neighbourhood Plan which states that ...development proposals should be in keeping with the scale - massing and height of neighbouring buildings, and with the density and landscape features of the surrounding area (BAS 1 (2)). Policy BAS 4 requires that development '... take account of the existing character within the context of the street scene by, complimenting and enhancing the existing rhythm, proportion, height, scale, massing, materials, and storey height of its surroundings with regard to neighbouring properties and visual amenity'.
- 6.9 The NPPF notes that the planning system should not attempt to impose architectural styles or tastes on new development (para 59), therefore remodeling and the modernisation of the existing dwelling within the context of the street scene character and appearance, is acceptable. The Residential Design Guide encourages design that modernises perfunctory vernacular. Furthermore, it is important to note that there are dwellings that are individual in design and style, and that generally offer some variety and, furthermore, it is this variety of house type within the street which is a notable important contextual characteristic.
- 6.10 The proposed development would therefore comply with policy CS13 of the Core Strategy, which states development should "respond positively and integrate with its local surroundings", and Local Plan saved policies SDP1, which seeks "development which does not unacceptably affect the [...] amenity of the city and its citizens"; SDP7, which prevents "development which would cause material harm to the character and/or appearance of an area" and states development should "respect the scale, density and proportion of existing buildings" and "integrate into the local community"; and SDP9, which specifies that designs should be of a "high quality" and "respect their surroundings" in terms of "the impact on surrounding land uses and local amenity". These policies are also supported by paragraph 2.4.2 of the Residential Design Guide SPD, which states "As with extensions, garages and parking areas should respect the scale, character and building materials of your house".
- 6.11 The proposed materials of construction would not match the existing. However, the proposed rendering is considered to be a suitable material, which matches other properties within the area, especially the fully rendered and painted dwelling at No.30. The use of flat roofs at the rear of the dwelling still would be in-keeping within other nearby neighbouring rear/side extensions within the street.
- 6.12 The application proposal is therefore, considered to be of an acceptable size, scale and design that would appear as an appropriate development within the street, and is further considered to be in line with Bassett Neighborhood Plan and Policies SDP1,

SDP7 and SDP9 of the Local Plan Review (2006) CS13 of the Core Strategy and the Residential design Guide (2006).

6.13 **Impact upon the neighbouring properties**

6.14 Having regard to the size and siting of the proposed development, it is considered that there will be a very limited impact upon the neighbouring amenity and the proposal would not result in significant harm by way of loss of light, privacy impact upon outlook and would not result in an overbearing impact.

6.15 Whilst there are additional windows to the side elevations, and changes to ground level including a rear terrace, this is adequately mitigated by the presence of single garage structures on both of the side boundaries within the neighbouring properties and the 1.8m high timber boundary fencing.

6.16 **Impact on parking**

6.17 The existing driveway is capable of accommodating more than 3 cars, therefore the proposed development would meet the maximum parking required as outlined existing parking standards.

6.18 **Impact on trees**

6.29 The rear extension would be some distance away from protected trees but a tree protection condition is recommended to be imposed to ensure that the proposal would not have a detrimental impact upon trees which makes an important contribution to the visual amenity and character of the area.

7.0 **Summary**

7.1 In summary, the proposed extensions are considered to be of an appropriate size, scale and siting and design and would not be detrimental to the character and appearance of the existing dwelling, that of the surrounding area or neighbouring amenity. Having regards to the above it is considered the proposal accords with the design considerations of Policies Bassett Neighbourhood Plan and Policies SDP1, SDP7 and SDP9 of the Local Plan Review (2006). The recommendation is that planning permission be approved

8.0 **Conclusion**

The application is recommended for approval with appropriate conditions.

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), 2(g), 4(f), 4(vv) 6(a).

TJF for 25/06/19 PROW Panel

PLANNING CONDITIONS

01. Full Permission Timing Condition (Performance Condition)

The development hereby permitted shall begin no 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. Details of building materials to be used (Pre-Commencement Condition)

Notwithstanding the information shown on the approved drawings and application form, with the exception of site clearance, demolition and preparation works, no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls, windows, doors, rainwater goods, and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. No other windows or doors other than approved (Performance Condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings, other than those expressly authorised by this permission, shall be inserted at and above ground floor level in the side elevations of development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the adjoining residential properties.

04. No storage under tree canopy (Performance)

No storage of goods including building materials, machinery and soil, shall take place within the canopy areas of the trees to be retained to the rear south-western boundary of the site. There will be no change in soil levels or routing of services through the tree canopy area. There will be no fires on site within any distance that may affect the existing trees. There will be no discharge of chemical substances including petrol, diesel and cement mixings within or near the tree canopy areas.

Reason: To preserve the said trees in the interests of the visual amenities and character of the locality.

05. Approved Plans (Performance Condition)

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 - (as amended 2015)
CS13 Fundamentals of Design

City of Southampton Local Plan Review – (as amended 2015)

SDP1 Quality of Development
SDP7 Urban Design Context
SDP9 Scale, Massing & Appearance

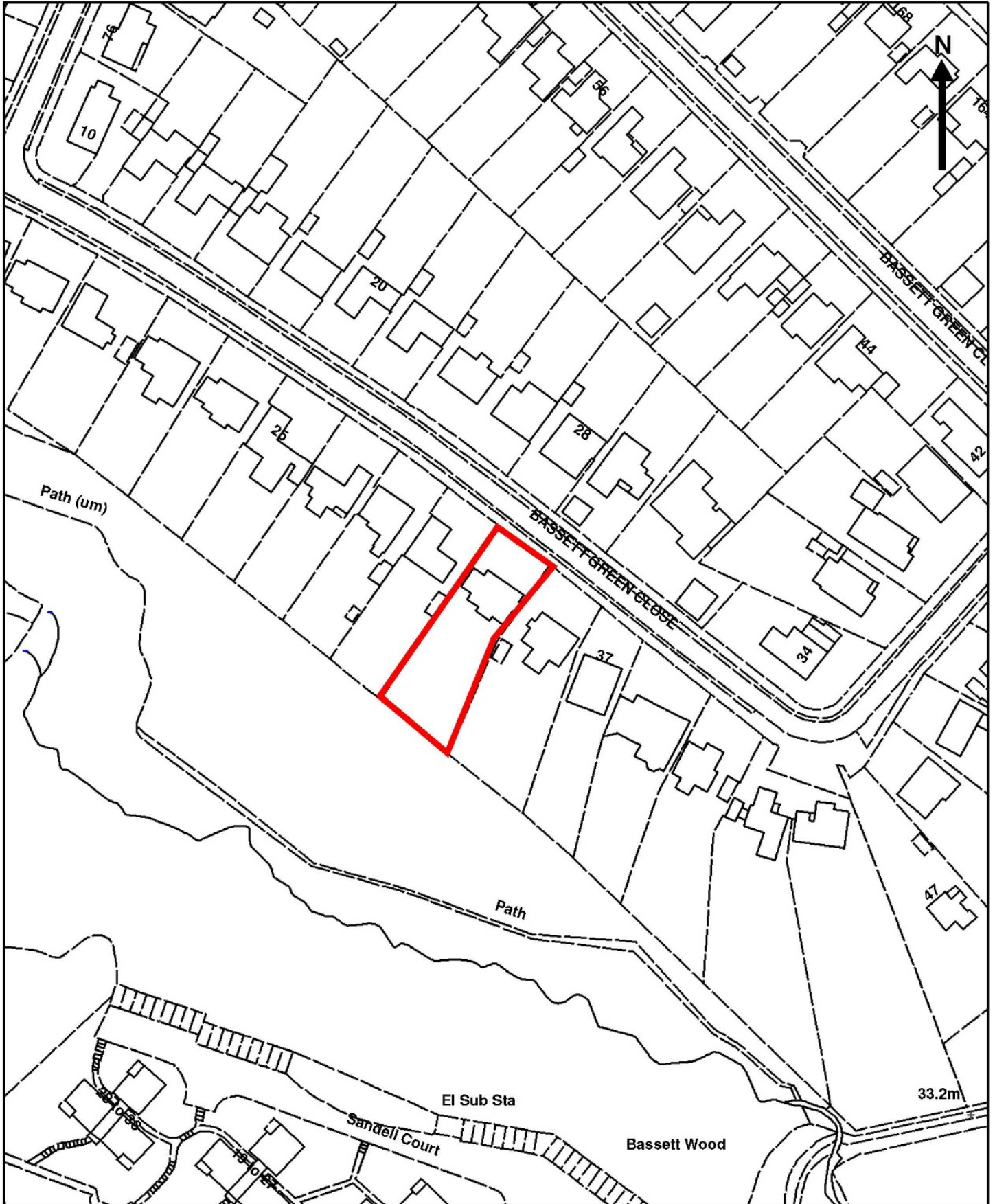
Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards SPD (September 2011)
Bassett Neighbourhood Plan (July 2016)

Other Relevant Guidance

The National Planning Policy Framework (2019)

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