

Planning and Rights of Way Panel 21/08/2018
Planning Application Report of the Service Lead – Infrastructure, Planning and Development

Application address: 17 Bassett Green Close, Southampton			
Proposed development: Erection of front porch, side extension and roof alterations including hip to gable and rear dormer to facilitate loft conversion.			
Application number	18/00760/FUL	Application type	Householder
Case officer	Peter Morgan	Public speaking time	5 minutes
Last date for determination:	21.06.2018 ETA – 31.07.2018	Ward	Bassett
Reason for Panel Referral:	five or more letters of objection have been received	Ward Councillors	Cllr Les Harris Cllr Beryl Harris Cllr John Hannides
Referred to Panel by:	N/A	Reason:	N/A

Applicant: - Mr Ghinn	Agent: - Chris McDermott – CMC design
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Recommendation Summary	Conditionally approve
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Community Infrastructure Levy Liable	N/A
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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 2015), and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2015) and the 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 southern side of

Bassett Green Close. The wider area is residential in character and comprises a variety of housing styles and types, although bungalows feature more prominently within this section of Bassett Green Close than other house types. The application dwelling features buff coloured brick, white fenestration and clay tiled roof, there is an integral garage on the western flank elevation and small porch to a side entrance on its eastern elevation. The property comprises a long rear garden that falls away sharply from the rear of the houses and abuts onto Bassett Wood. The application dwelling comprises a pyramidal roof with characteristic narrow ridge. The smaller garage and rear outshut comprise hipped roofs that tie into the main roof structure.

2.0 Proposal

2.1 The application proposal is seeking to alter the roof by increasing the length of the ridge to create a dual pitched roof with half hipped gable-ends, over the main house. The proposed development includes a large box dormer to the rear of the house and 3no roof lights at the front of the house. The hipped roof of the garage and rear single storey outshut are retained. Two existing chimneys would be removed.

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**.

3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaced the previous set of national planning policy guidance notes and statements. The NPPF was replaced in July 2018. 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 1110/39 - 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 **8 representations** have been received from surrounding residents and the North-East Bassett Residents Association. The following is a summary of the points raised:

5.3 ***The proposals would be out of character with neighbouring properties.***

5.4 Officer Response:

The application proposed involves increasing the length of the roof and it will appear as a dual-pitched roof with half gables at each end. The proposed change will alter significantly the appearance of the dwelling. However, there are other

dwellings nearby with similar appearance most notably 23 Bassett Green Close and properties on the northern side of the Bassett Green Close. With regards to the wider street scene context, there is no prevailing house design, particularly farther east along Bassett Green Close. The site does not fall within a conservation area, the dormer is located to the rear thereby respecting the established roof pattern in the street, and the proposed development retains the overall heights and proportions of the existing dwelling. Proposed materials of construction are acceptable. It is not considered that the proposed development adversely affects the character and appearance of the street.

5.5 ***The extensions would result in a loss of light and overshadowing to neighbouring properties***

5.6 Officer Response:

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 servicing habitable rooms. 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 to a significant degree, mainly due to the orientation of the building with a southerly aspect meaning that the shadow will fall mainly to the front of the property.

5.7 ***The extensions would result in a loss of privacy***

5.8 Officer Response:

The creation of living accommodation within the roof space would provide a vantage for views overlooking rear neighbouring gardens. However, the dwellings along the south side of Bassett Green Close are already set on higher ground compared to their rear gardens. There is, therefore, some overlooking already afforded by virtue of the topography of the land. It would not be unusual for a degree of overlooking due to high level windows servicing bedrooms. It is not therefore considered that the application proposal would exacerbate overlooking to the detriment of neighbouring amenity.

5.9 ***The extensions would result in a loss of parking***

Officer Response:

The application involves the conversion of the existing garage to living accommodation. The existing garage is not useable for modern cars due to its insufficient width and depth. The application site comprises a front garden and driveway and it is considered that there is sufficient on-site parking to accommodate two vehicles in compliance with parking standards. In any case there are no road markings to prevent some on-street parking, and residential plots within Bassett Green Close, in the main, are characterised by the deep driveways allowing for off-road parking. Furthermore, there is no history of congestion within the Bassett Green Close or surrounding streets.

6.0 **Planning Consideration Key Issues**

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

- (i) the impact of the application proposal on the character and appearance of

the dwelling and its context the area and
(ii) the residential amenity of neighbours

6.2 Design

- 6.3 The application building comprises a pyramidal roof with characteristic narrow ridge. The smaller garage and rear outshut comprise hipped roofs which tie into the main roof structure. The application proposal involves increasing the length of the ridge to create a dual pitched roof with half hipped gable-ends. The proposed development includes a large box dormer to the rear of the house and 3no roof lights at the front of the house. The hipped roof of the garage and rear single storey outshut are retained. Two existing chimneys are removed.
- 6.4 The application proposal further includes a large open porch to the front entrance that features a dual-pitch roof supported by wooden posts with brick work around their bases. Other minor alterations include 2no smaller windows to replace an existing casement window, and rendering to the front elevation.
- 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 street scene would be harmful or detrimental to the character and appearance of the area. The overall heights of the dwelling is retained, albeit that the profile of the roof is altered. The lengthened line of the ridge is not untypical of other properties within the street scene and wider area, and generally proportions with respect to heights and size of the dwelling are unaltered and have not increased.
- 6.6 The proposed rear dormer is large 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 at a lower than the ridge height than 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. Furthermore, it serves to create useable internal living space. 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 now include the extended roof incorporating the garage, as per the previous design. The Panel will note that rear dormers are often 'permitted development' when located to the rear.
- 6.7 Officers consider that the application proposal is consistent with the adopted Bassett Neighbourhood Plan (2016) 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'.
- 6.8 NPPF notes that the planning system should not attempt to impose architectural styles or tastes on new development, therefore remodelling 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 with individual in design and style, and furthermore that it is this variety of house type within the street that is a notable important contextual characteristic.

- 6.9 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”.
- 6.10 In terms of scale, proportions and heights the application proposes no changes and is considered to be acceptable within the wider context of the character and appearance of the area. The proposed dwelling will sit well alongside its neighbours and more widely within the street scene given the variety of design and architectural styles within the area.
- 6.11 The proposed materials of construction would not match the existing dwelling completely. However, the proposed rendering is considered to be a suitable material and would be in-keeping within other dwellings within the area, where white panels are employed.
- 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 Neighbourhood Plan and saved policies SDP1, SDP7 and SDP9 of the Local Plan Review (2015) CS13 of the Core Strategy and the Residential design Guide (2015).
- 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 The proposed development would retain 3 bedrooms and involves the conversion of the existing garage to residential accommodation. However, the driveway onto the application site is capable of accommodating 2no cars and, therefore, the proposed development would meet the maximum parking required as outlined existing parking standards.

7.0 Summary

- 7.1 In summary, the proposed extension is 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 the adopted Bassett Neighbourhood Plan and policies SDP1, SDP7 and SDP9 of the Local Plan Review (2015). The recommendation is that planning permission be conditionally approved.

8.0 Conclusion

Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

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

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 6(a).

PGM for 21/08/18 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. Materials to match (Performance Condition)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building except for where alternatives are specified on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

03. 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 (2018)