

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)