

Planning and Rights of Way Panel 27th August 2024
Planning Application Report of the Head of Transport and Planning

Application address: 25 Bassett Green Drive S016 3QF			
Proposed development: Erection of a single-storey rear extension with raised patio following demolition of existing extension, loft conversion and alterations to existing front and rear fenestrations.			
Application number:	24/00622/FUL	Application type:	FUL
Case officer:	Alex Lindfield	Public speaking time:	5 minutes
Last date for determination:	30.08.2024 (ETA)	Ward:	Bassett
Reason for Panel Referral:	This application has received 6 objections.	Ward Councillors:	Councillor Richard Blackman Councillor Sam Chapman Councillor Sarah Wood
Applicant: Mr & Mrs R Westbrook		Agent: MDT Design	

Recommendation Summary	Conditionally Approve
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Community Infrastructure Levy Liable	Not applicable
Biodiversity Net Gain Applicable	Not applicable

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (revised 2023).

Appendix attached			
1	Planning Conditions	2	Development Plan Policies
3	Relevant Planning History		

Recommendation in Full

Conditionally Approve

1.0 The site and its context

- 1.1 The proposal is for the alteration to a detached Bungalow with attached garage located in Bassett Green Drive which contains other bungalows of a similar nature and in a mostly uniform style.

2.0 Proposal

- 2.1 This proposal seeks consent for the erection of a single-storey rear extension with raised patio following demolition of existing extension, and alterations to existing front and rear fenestrations. The proposed single storey extension will extend approximately 1.46m from the rear wall, 2.57m in height (from the raised patio) 4.38m from the ground level and 4.38m in width across the rear elevation.

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) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at ***Appendix 1***.
- 3.2 The National Planning Policy Framework (NPPF) was revised in 2023. Paragraph 225 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.

4.0 Relevant Planning History

- 4.1 A schedule of the relevant planning history for the site is set out in ***Appendix 2*** of this report.

5.0 Consultation Responses and Notification Representations

- 5.1 At the time of writing the report 6 representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 The development represents poor design and is contrary to the Bassett Neighbourhood Plan

The design of the proposed extensions and alterations, and their assessment against the Bassett Neighbourhood Plan will be assessed in Section 6 below.

5.2.1 Impacts on noise and disturbance

The disturbance caused by the development will be temporary and where appropriate, conditions could be used to control construction hours and suppress dust and minimise working hours.

5.2.2 **The proposal represents overdevelopment and is overbearing**

The impact of the development on neighbour amenity will be assessed in Section 6 below.

5.2.3 **Impact on parking and highways**

The impact of the development on parking and highway safety will be assessed in Section 6 below.

Consultation Responses

5.3	Consultee	Comments
	N/A	None received

6.0 Planning Consideration Key Issues

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

- The principle of development;
- Design and effect on character;
- Residential amenity; and
- Impact on parking and highway safety.

6.2 Preliminary matters

6.2.1 Since the original application was submitted amended plans have been received which have reduced the size of the proposed dormer windows to a total cubic content of 44.9m³, which comply with Schedule 2, Class B, of The Town and Country (General Permitted Development Order) 2015. The reference to dormer windows has now been removed from the description of this application and will not be assessed. Therefore, in this application the only elements that require assessment will be the single storey rear extension and alterations to rear and front fenestration.

6.3 Design and effect on character

6.3.1 The proposed rear extension will consist of a single storey rear extension would extend approximately 1.5m from the rear wall and would replace an existing extension of a similar size. The extension would comprise of a flat roof and would

measure 4.7m in height.

6.3.2 The alterations to the rear and front fenestration are positioned in the same place as the existing windows and are only slightly bigger in size, therefore although the change would be noticeable this would not cause significant harm to the character and appearance of the dwelling or the surrounding area. There have been concerns raised regarding the alteration of the bungalow to a two storey dwelling and therefore contrary to the Bassett Neighbourhood Plan, however the loft conversion is facilitated by the proposed dormer windows, which do not require planning permission, therefore the conversion of the bungalow does not represent a matter to prevent planning permission being granted.

6.3.3 The proposed single storey extension would be located to the rear of the dwelling and cannot be easily seen from the street scene. The proposed materials for the single storey rear extension would comprise of timber cladding, which would not exactly match the existing brick or render on the existing property, however the chosen materials are considered to relate appropriately and sympathetically with the existing property and would not conflict with the policies contained within the Bassett Neighbourhood Plan.

6.3.4 There have been other concerns raised that this proposal would be overdevelopment, however given that the replacement extension would be of similar dimensions to the existing, this would not be considered to be overbearing or disproportionate with the existing dwellinghouse. The alterations to the front and rear fenestration would be in the same position and would not result in substantial change to the appearance of the existing property in the street scene.

6.4 Impact on Residential Amenity

6.4.1 As the scale and size of the proposed single storey would be close in dimensions to the existing extension, the additional harm to levels of daylight enjoyed by neighbouring properties would be very minimal and not considered harmful. This is also the case to the outlook and privacy, whereby the replacement extension would not result in any significant harm to neighbouring amenity. The proposed alterations to the front and rear fenestration would replace existing windows and therefore the outlook would remain the same and the harm caused would be minimal.

6.4.2 Concerns have been raised that outlook towards neighbouring properties would increase as a result of the development. The separation distances between the proposed development and neighbouring buildings, along with the modest scale of the proposal, would ensure that the development would not result in a significant increase in overlooking, loss of light or outlook or overbearing impacts to neighbouring houses or gardens.

6.5 Impact on parking and highways

6.5.1 There have been concerns raised regarding the effect that this proposal will have on the highway and parking, however as the proposal is for a small scale single storey extension there would no requirements for addition parking. In addition, the property would continue to be used as a single family dwelling and any change to this would require planning permission.

7.0 Conclusion

7.1 It is recommended that planning permission be granted subject to 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 **Alex Lindfield** PROW Panel

PLANNING CONDITIONS

APPENDIX 1

1) Full Permission Timing (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) Materials in accordance with submission (Performance)

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 be in accordance with the submitted plans and information hereby approved.

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.

3) Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

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

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)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Relevant Planning History

Case Ref	Proposal	Decision	Date
1180/27	ERECTION OF 3 BUNGALOWS AND GARAGES (Prev Ref - Plot 157 _ 158 B.W. Estate)	Conditionally Approved	04.07.1960
1180/27R2	ERECTION OF 3 BUNGALOWS AND GARAGES - DRAINAGE	Conditionally Approved	18.04.1961
24/00537/PLDC	Application for a lawful development certificate for a proposed single storey outbuilding		18.06.2024