

## **Application 16/00177/FUL**

### **Relevant Planning History**

**05/01831/FUL** - Erection of part 1 / part 2 storey side and rear extension. Refused 10/02/2006.

REASON FOR REFUSAL – Impact on character and appearance

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The design and appearance of the proposed two-storey side extension, particularly in relation to the creation of a gable end to the side elevation would lead to a loss of symmetry between the two semi-detached properties to the detriment of the character and design of the host property and would introduce a discordant feature within the street scene which is characterised by hipped roof forms, contrary to the provision of policy GP1 of the City of Southampton Local Plan 1991-2001 and policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review Proposed Modifications to the Revised Deposit Version June 2005.

**06/00328/FUL** - Erection of a two-storey side extension and a single-storey rear extension. Conditionally approved 19/04/2006.

**15/02113/FUL** - Erection of a part single-storey and part two-storey side and rear extension. Refused 14/12/2015

REASON FOR REFUSAL - Impact on character and appearance

The proposed extension by reason of its two-storey height, width and lack of appreciable set-back from the front elevation of the property would result in an elongated appearance to the front elevation of the property that would erode the symmetry and balance of the semi-detached pair. Furthermore, the loss of space to the side of the property would also disrupt the regular spacing prevalent within the street. As such the proposal would appear out-of-keeping with the comparatively uniform character of this part of Midanbury Lane and prove contrary to policies SDP1, SDP7, and SDP9 of the adopted City of Southampton Local Plan Review (2015) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (2015) with particular reference to section 2.3 of the Residential Design Guide Supplementary Planning Document (2006).

**16/00069/ENUDEV** - Enforcement Enquiry regarding rear garden outbuilding. Opened 07/03/2016.

