

## Appeal Decision

Site visit made on 5 April 2017

**by D Cramond** BSc MRTPI

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 25 April 2017**

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**Appeal Ref: APP/D1780/D/17/3168210**

**9 Bassett Green Drive, Southampton, Hampshire, SO16 3QN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Bhupinder Toor against the decision of Southampton City Council.
  - The application Ref 16/01903/FUL, dated 7 November 2016, was refused by notice dated 16 January 2017.
  - The development proposed is a first floor and two storey rear extension with associated alterations to form enlarged dwelling.
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### Decision

1. The appeal is allowed and planning permission is granted for a first floor and two storey rear extension with associated alterations to form enlarged dwelling at 9 Bassett Green Drive, Southampton, Hampshire, SO16 3QN in accordance with the terms of the application Ref 16/01903/FUL, dated 7 November 2016, subject to the conditions in the attached schedule.

### Procedural Matter

2. I use the Council's description of development which is more precise than the application form; I note the Appellant also uses this on the appeal form.

### Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the locality.

### Reasons

#### *Character and appearance*

4. The appeal property is a large detached single storey, split level, extended dwelling of non-remarkable appearance. It lies within a residential area with houses, bungalows and split level properties of generally traditional design for the most part occupying spacious plots with mature landscaped gardens. Overall the locality has a pleasing and established suburban air and a spacious character. The proposal is as described above and would represent a sizeable enlargement of the existing home with the addition of significant new bedroom and living space volume.
  5. The Council is concerned that the development would be unacceptably out of place, with particular criticism given to the proposal's design specifically on matters of scale, massing, height and boundary spacing in relation to
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neighbouring properties. The concern is this would not align with local character or identity. It is certainly the case that this would result in a sizeable dwelling which would be at some elevational variance from most found locally; a large front gable window being a clear example of this. However I see no need to slavishly follow every design feature or window style found locally to make a neutral or positive contribution to the wider streetscene, particularly when so much of the visual ambience is a result of landscape which would continue to prevail. The designer here has selected to use suitable materials, characteristic gable ends to the front sides, an overall height which would be reflective of those properties to the south, and massing such that the upper level would be set off side boundaries and all together adequately distant from the bungalow to the north which lies deeper in its plot. Residential amenity of neighbours would be suitably safeguarded in my opinion and to my eyes the appeal scheme would not detract from the sense of place or from local aesthetic qualities.

6. Policies SDP1, SDP7 and SDP9 of the amended Local Plan Review (2015), Policy CS13 of the amended Local Development Framework Core Strategy Development Plan Document (2015) and Policies BAS1 and BAS4 of the adopted Bassett Neighbourhood Plan (June 2015) have relevance to the case. Taken together, and amongst other matters, they seek to ensure that development is of high quality design, sympathetic to its surroundings and integrating in the streetscene, suitable in height and layout for its context, and protective of amenity. This is reflected in the advice and objectives of the Council's adopted Residential Design Guide Supplementary Planning Document 2006 albeit that document cannot be expected to cover every eventuality. I conclude that the proposal would not conflict with the relevant development plan policies and the pertinent aims of the guidance; it would also align with the relevant content of the National Planning Policy Framework.

#### *Conditions*

7. The Council reasonably suggests the standard commencement condition along with a condition that works are to be carried out in accordance with listed, approved, plans as this provides certainty. It also suggests restrictions on a window and a range of 'permitted development' rights and I would agree that given the nature and landscape qualities of the site, the relationship to neighbouring properties and the form and depth of the planned building and surrounding layout that specific circumstances here would dictate this as necessary. Conditions seeking details of materials and landscape treatments would also be appropriate in the interests of visual and residential amenity. Working hours for construction activity would be a reasonable control in the interests of amenity given the scale of operations and the close juxtaposition of neighbours. I shall apply suitable conditions relating to these matters which for clarity and brevity may differ in wording from those proposed by the Council.

#### *Overall conclusion*

8. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the locality. Accordingly the appeal is allowed.

*D Cramond*

INSPECTOR

SCHEDULE OF CONDITIONS (8):

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 16:041:01 REV A; 16:041:03 REV F; 16:041:05 REV G; and 16:041:12.
3. 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 building or structures within Schedule 2, Part 1, Classes as follows shall be erected or carried out to the extended dwelling house hereby permitted: Class A (enlargement of a dwelling house), including a garage or extensions, Class B (roof alteration), Class D (porch), Class F (hard surface area).
4. 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 above ground floor level in the side elevations of development hereby permitted.
5. The window in the south west side elevation, located at first floor level of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.
6. 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, the roof of the proposed buildings and the balcony privacy screen and balustrade. Development shall be implemented only in accordance with the agreed details.
7. All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of: Monday to Friday 08:00 to 18:00 hours, Saturdays 09:00 to 13:00 hours, and at no time on Sundays and recognised public holidays. Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building.
8. 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: planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate and details of any proposed

boundary treatment, including fencing and/or walls. The approved landscaping shall be carried out prior to occupation of the first floor of the building or during the first planting season following the full completion of building works, whichever is sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.