

Supporting Statement

**Proposal for one attached dwelling, 37 Southcliff
Road, Southampton SO14 6HR**



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1. Introduction

- 1.1 This statement is submitted in support of an application to erect one attached, one bedroom dwelling at 37 Southcliff Road, Southampton SO14 6HR. A description of the application site, the details of the proposal and the applicant's case for planning permission are set out below. Photographs of the application site and neighbouring properties in Southcliff Road are attached as Annex 1.

2. The Site

- 2.1 Southcliff Road is an established residential area in Bevois just outside but very close to the city centre. The area is characterised by a wide range of dwelling types and plot sizes from different periods that include terraced and semi-detached houses and blocks of flatted development, such as the one that lies immediately opposite the application site at 32 Southcliff Road.
- 2.2 The application property is one of a pair of late Victorian semi-detached two/three storey houses and lies opposite the junction with Castle Street. Most of the properties on this side of Southcliff Road are 'split level' atop rising ground that falls away steeply to the south, presenting three storey elevations to those properties in Rockstone Lane and the neighbouring conservation area. The western boundary is adjoined by a dilapidated and unsightly garage block.
- 2.3 The site lies in a highly accessible location close to the city centre with easy walking access to all local facilities and the public transport network. Southcliff Road itself is a Controlled Parking Zone (CPZ).
- 2.4 The property is an established HMO, as confirmed by a Certificate of Lawful Use (Existing) on 26 September 2019 (19/00286/ELDC).

3. The proposal

- 3.1 It is proposed to erect one attached, one bedroom two-three storey dwelling, effectively creating a new 'end of terrace' property. The proposed dwelling would provide approximately 54m² gross internal habitable accommodation.
- 3.2 The part of the site on which it is proposed to build the property is currently laid with loose gravel and is used as an informal parking/open storage area. It currently attracts dog fouling, litter and anti-social behaviour.
- 3.3 The design of the proposed dwelling takes its cue from the existing pair of semi-detached dwellings, replicating the late Victorian style and character with matching facing brickwork and matching roof tiles. Similarly the fenestration would be articulated to match the existing, with segmental pediments above the sliding sash front windows and relieving arch above the front door.

3.4 The lower ground floor would provide an enclosed courtyard area for 4 secure cycle spaces which would be accessed from the side of the property. Waste bins would be stored alongside the flank elevation of the adjacent garage block. All outside surface areas would be finished in permeable paving. The existing retaining wall to the rear would be made good and laterally restrained.

4. Planning Policy

4.1 The proposed development is considered to be in accordance with national planning policy and the local development plan as set out below.

4.2 National Planning Policy Framework (NPPF)

4.3 The National Planning Policy Framework (2019) applies a presumption in favour of sustainable development. For decision making this means approving development that accords with the development plan or in those cases where the relevant policies are out of date, granting planning permission (paragraph 11).

4.4 The National Planning Policy Framework (2019) supports the Government's objective of significantly boosting the supply of homes, stressing how important it is for "*a sufficient amount and variety of land [to] come forward where it is needed*" (paragraph 59).

4.5 In August 2020, the Government published its policy paper 'Planning for the Future' which sets out the case for a number of reforms to the planning system, including proposals to encourage greater building in urban areas as well as 'densifying gently' in existing residential areas.

4.6 Local Development Plan

4.7 The following policies of the Southampton Core Strategy (amended 2015) are considered relevant: -

- CS 4 Housing Delivery
- CS 5 Housing density
- CS13 Fundamentals of design
- CS16 Housing Mix and Type
- CS19 Car and Cycle Parking

4.8 The following policies of the Southampton Local Plan Review (2015) are also relevant:

- SDP1 Quality of Development

- SDP4 Development Access
- SDP6 Urban Design Principles
- SDP7 Context
- SDP9 Scale massing and appearance
- H1 Housing Supply
- H7 Residential environment

4.9 Residential Design Guide

4.10 Key objectives of the guide are: -

- Making places for living, good high quality designs and enhance the local character
- Accommodating growth sustainably
- Encouraging development in areas of high accessibility
- Ensuring an affordable and mix of dwelling type

5. Planning Considerations

5.1 The principle of development

5.2 The site lies just outside the city centre in a highly accessible location where the principle of new housing development is accepted. The proposal is compliant with policy CS16 and national planning policy and would provide additional housing towards meeting the Council's housing requirement.

5.3 Design & Character

5.4 Care has been taken to provide an appropriate design for the new dwelling to reflect the character of the area and the adjacent conservation area. As such the development would not appear out of keeping with the street scene and is of an appropriate density for its context in accordance with policy CS5. An earlier consent for a 4 bedroom end terrace house on the opposite side of the road (no. 31) is a good example of how the street scene can satisfactorily accommodate new development (SCC ref. 860604/M).

5.5 Residential Amenity

5.6 Standards are set out in section 2.2 of the Residential Design Guide to protect the living conditions of the existing and future occupiers to safeguard privacy, natural light and outlook in relation to habitable areas. Window openings in the rear elevation have been kept to a minimum, with the first floor rear window serving a

landing and the smaller ground floor window a WC (which would be obscure glazed). Consequently, there would be no adverse overlooking or loss of privacy to properties to the rear/south of the site as the outlook from all the proposed living accommodation is to the front.

5.7 Living conditions

5.8 The policies do not require minimum room sizes but the kitchen, lounge and double bedroom (complete with en-suite) provide for comfortable living with all habitable rooms receiving daylight, outlook and ventilation.

5.9 Access/Car Parking/Cycle Parking

5.10 The lower ground floor makes provision for 4 secure cycle parking spaces, 2 of which would be made available to the occupiers of the existing HMO (where none exist at present). It is not considered necessary to make provision for new off road car parking or to retain the existing 1 off road car parking space given the site's highly accessible location and being within a CPZ. This approach accords with the Council's maximum parking standards SPD and policy CS19 which together encourage people to use other travel options, such as the bus or train, walking or cycling and reduce unnecessary car use. For these reasons, the provision of one additional, one bedroom property in this location will not have a material or detrimental impact on street car parking in Southcliff Road.

5.11 Mitigating the development's impact upon the ecological importance of the Special Protection Areas within and around the Solent

5.12 In accordance with the Solent Recreation Mitigation Strategy (December 2017) the applicant will make a financial contribution in line with the revised Charging Schedule (£361 for a one bedroom dwelling) before planning permission is granted.

6. Conclusion

6.1 This is a well-conceived and modest proposal that optimises an underused area of land in the heart of the city's residential area with easy access to all local amenities. The design and scale of the proposed development is in keeping with the area and will positively enhance the local built environment with careful detailing and the sympathetic use of high quality external materials. There would be no adverse impacts on the residential amenities of neighbouring properties.

6.2 The proposal accords with national and local policies and should therefore be supported.

Annex 1 – Photographs of the application site and surrounding area



Photo 1 - Application site viewed from junction with Castle Street showing adjacent garage block



Photo 2 – ‘New’ end terrace house at 31 Southcliff Road on corner with Castle Street



Photos 3, 4 and 5 – a varied local street scene presenting a wide range of dwelling types and plot sizes

