

PLANNING & HERITAGE STATEMENT

The proposal for minor changes to the existing front elevation at :

114 Highfield Lane

Highfield

Southampton

Hampshire

SO17 1NP

On Behalf of: Mrs J Bockle

Prepared By:

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Urban Architecture

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1. Introduction

1.1 This planning & heritage statement is produced to support a planning application for minor changes to the existing front porch & surface treatment of the existing front & side elevations of the existing dwelling house.

1.2 This statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations raised by the planning officer from Pre-application discussions with the councils Conservation officer – Jon Willets.

1.3 In addition to this statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents as prepared by Malcom Stevens:

- Site location plan & proposed site layout plan
- Existing dwelling floor plans & elevations
- Proposed dwelling floor plan & elevations
- Site photographs

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Context

2.1 The proposal site is a large single residential dwelling accessed via a private driveway off Highfield Lane.

2.2 The site is located within the suburban area of Highfield which comprises mainly large detached houses & flat complex buildings. The proposal site is bordered by residential dwellings & Portswood church to the north & is within part of the Conservation area to the South known locally as Portswood Residents' Garden.

2.2 The proposal site was originally built as a large 4 bedroom detached house & was subdivided into 2 self contained flats in 1987 but was returned to a single dwelling house in 2008.

2.3 Site photographs – Refer to appendix

3. Planning History

3.1

19/01144/NMA - Non material amendment sought to planning permission ref 17/01636/FUL to only partially erect the approved extension (south east facing wall only) with reduction in height and enlargement of existing terrace – Approved 31.07.19

18/01708/DIS - Application for approval of details reserved by condition 3 (materials) of planning permission ref 17/01636/FUL – Approved 03.12.18

18/00888/DIS - Application for approval of details reserved by condition 3 (Materials) of planning permission ref: 17/01636/FUL for a rear extension and terrace. Refused 22.06.18

17/01636/FUL - Erection of a single storey side/rear extension including the enlargement of the rear terrace with internal alterations to convert existing garage, following demolition of conservatory. 08.12.17

17/00814/FUL - Erection of a single storey side and rear extension including the enlargement of the rear terrace with internal alterations following demolition of conservatory and garage. Withdrawn 15.09.17

16/01158/FUL - Installation of 1 x roof window. Approved 04.10.16

08/00032/FUL - Change of use from existing 2 flats to a single dwelling house. Approved 18.03.08

4. Development Proposals

4.1 The applicant is seeking to gain approval for minor works to materially change the existing ground floor porch door opening by partially blocking it up & installing a new painted timber double glazed window to match the other existing windows to the front elevation. The door opening is no longer in use as it was constructed in the 1980s to serve as a separate entrance for 114A, when the house was split into 2 dwellings. The porch is quite an unsightly addition to the dwelling & causes much confusion to visitors. The owner feels the lobby could then be better utilised as additional habitable space for use as a small study area.

4.2 The proposal includes the replacement of the front facing existing timber windows on the ground floor to the playroom & dining room & also includes the side window to the playroom facing no 116. These will also be double glazed & match the existing style.

4.3 The proposal also includes the proposal to carry out general remedial works to some rendered parts of the front & side external wall elevations which have become weathered, cracked & in disrepair. The external walls will be paint finished to match the existing colour & texture of those elevations already treated ie rear, side & parts of the front.

5. Policy Assessment

National & Local Authority Planning Guidance

5.1 Relevant legislation

- The National Planning Policy Framework (NPPF) - 2012 (Update 2021)
- Southampton City Local Development Framework Core Strategy (CS)(2010/partial review 2015)
- Southampton City Council Residential Design Guide (RDG 2006)
- Portswood Residents' Gardens Conservation Area _ Appraisal and management plan – 2019
- Direction under Article 4(2) of the General Permitted Development (Amendment) (No. 2) Order 2008 Restricting Permitted Development

Principle of Development

5.2 Some development and certain minor works and alterations to dwellinghouses, such as changes to doors and windows, can normally be carried out without obtaining planning permission from the Council, unless the property is a Listed Building. Development of this kind is called "Permitted Development". Where there are specific problems, the Council can make a Direction for certain classes of development and work, which will then no longer be exempt from the need to obtain planning permission from the Council. This is called an Article 4 Direction as above.

5.3 The proposed works clearly form part of the main dwelling house & are carefully designed to respect the existing building as well as improving the functionality of the accommodation.

5.4 The proposed timber framed windows will be double glazed (the existing are currently single glazed & 'cold') will match the existing style so as to ensure the main character & appearance of the existing dwelling is maintained.

5.5 The remedial works will be carried out to carefully reinstate the existing walls to that of the existing dwelling in terms of texture, appearance & colour.

Character and Appearance of the Area

5.6 The proposals shall carefully consider regard to compliance with the requirements of the Portswood Residents' Gardens Conservation Area - Appraisal and management plan with all remedial works to the elevations & the installation of new windows ensured to match as closely as possible the

existing dwelling in materials & colour, in order to preserve the special characteristics of the conservation area.

5.7 The proposed works will not have any detrimental impact the existing dwelling house & will indeed improve its overall appearance than exists at present.

5.8 The proposed works will not result in a detrimental impact on the street elevation from Highfield road nor have any impact on the neighbouring properties.

Residential Amenity

5.9 The proposed changes are not deemed to be obtrusive nor detrimental to the visual amenity of the neighbouring properties.

Trees and Landscaping

5.10 The proposals do not involve any works to the existing garden landscaping.

Transport and Parking

5.11 The proposals do not involve any works to the existing driveway/parking so will not affect the existing parking/vehicular access situation.

Drainage

5.12 The proposals do not involve any works to the drainage & will not affect the existing drainage situation on site.

Sustainability/Energy

5.13 Paragraph 8 of the NPPF supports the transition of any development to a low carbon future. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through; a) The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to comply with current thermal SAP requirements ; b) Use of locally sourced, recycled materials and labour where practicable c) Recycling of waste construction materials where practicable The proposal is therefore considered to comply with sustainability objectives in this respect.

Ecology

5.14 The proposals will not pose any risk to any existing habitats or protected species as none of the works will be minimally invasive & there are no protected habitats/species noted in the immediate area.

Community Infrastructure Levy

5.15 The proposed works do not involve the formation of any new habitable floorspace & is therefore not deemed to be liable for CIL under the provision for additional habitable accommodation to the dwelling.

6. Conclusion

6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes efficient use of the building/land.

6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would be appropriate, without adverse effect on the character of the area or the amenity of neighbouring residents.

6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Appendix - Site photographs



Photo 1 – Main dwelling frontage looking South



Photo 2 – Frontage of 2 existing windows looking South



Photo 3 – Existing former porch looking South



Photo 4 – Frontage looking South



Photo 5 – Existing porch showing door entrance



Photo 6 – Frontage looking South east



Photo 7 – Existing main side entrance (South)



Photo 8 – Existing timber window to Ground floor