

**DETERMINATION OF APPLICATION****TOWN AND COUNTRY PLANNING ACT 1990****Town and Country Planning (Development Management Procedure) (England) Order 2015**

Mr Owen Rushworth  
Rushworth Architecture Ltd  
84 Eastbourne Avenue  
Gosport  
PO12 4NX

In pursuance of its powers under the above Act and Order, Southampton City Council as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

**FULL APPLICATION - REFUSAL**

**Proposal:**                    **Erection of detached building containing 2x 1-bed flats to rear of existing house.**

**Site Address:**            **152 Milton Road, Southampton, SO15 2HW**

**Application No:**        **20/01456/FUL**

For the following reason(s):

**01.Harm to Residential Amenity**

The proposed two-storey flatted building by reason of its scale, layout and proximity to the north-eastern boundary would appear unduly dominant, overbearing and would result in sense of enclosure when viewed from 150 Milton Road. Furthermore, the first-floor rear lounge window in the proposed flatted block would lead to oblique overlooking and loss of privacy to 150 Milton Road. As such, the proposal would be harmful to the residential amenities of neighbouring occupiers, contrary to saved policies SDP1(i), SDP9(v) of the Local Plan Review (March 2015 amended) as supported by the relevant guidance set out in section of 2 of the Residential Design Guide SPD (September 2006).

**Paul Barton**  
**Interim Head of Planning & Economic Development**

22 December 2020

For any further enquiries please contact:  
**Stuart Brooks**

## **PLANS AND INFORMATION CONSIDERED**

This decision has been made in accordance with the submitted application details and supporting documents and in respect of the following plans and drawings:

<b>Drawing No:</b>	<b>Version:</b>	<b>Description:</b>	<b>Date Received:</b>	<b>Status:</b>
SO1		Location Plan	10.11.2020	Refused
PR01	Rev A	Site Plan	10.11.2020	Refused
PR04		Floor Plan	10.11.2020	Refused
PR05		Roof Plan	10.11.2020	Refused
PR06		Elevational Plan	10.11.2020	Refused
PR07		Street scene	10.11.2020	Refused
PR08	Rev A	Sections	10.11.2020	Refused

## **NOTES**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, they may appeal to the Secretary of under Section 78 of the Town and Country Planning Act 1990.

1. Appeals **must be registered within six months of the date of this notice** and be made using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
2. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
3. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
5. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring that the Authority purchase their interest in the land in accordance with Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
8. The applicant is recommended to retain this form with the title deeds of the property.



WEBCHAT

[southampton.gov.uk](https://www.southampton.gov.uk)



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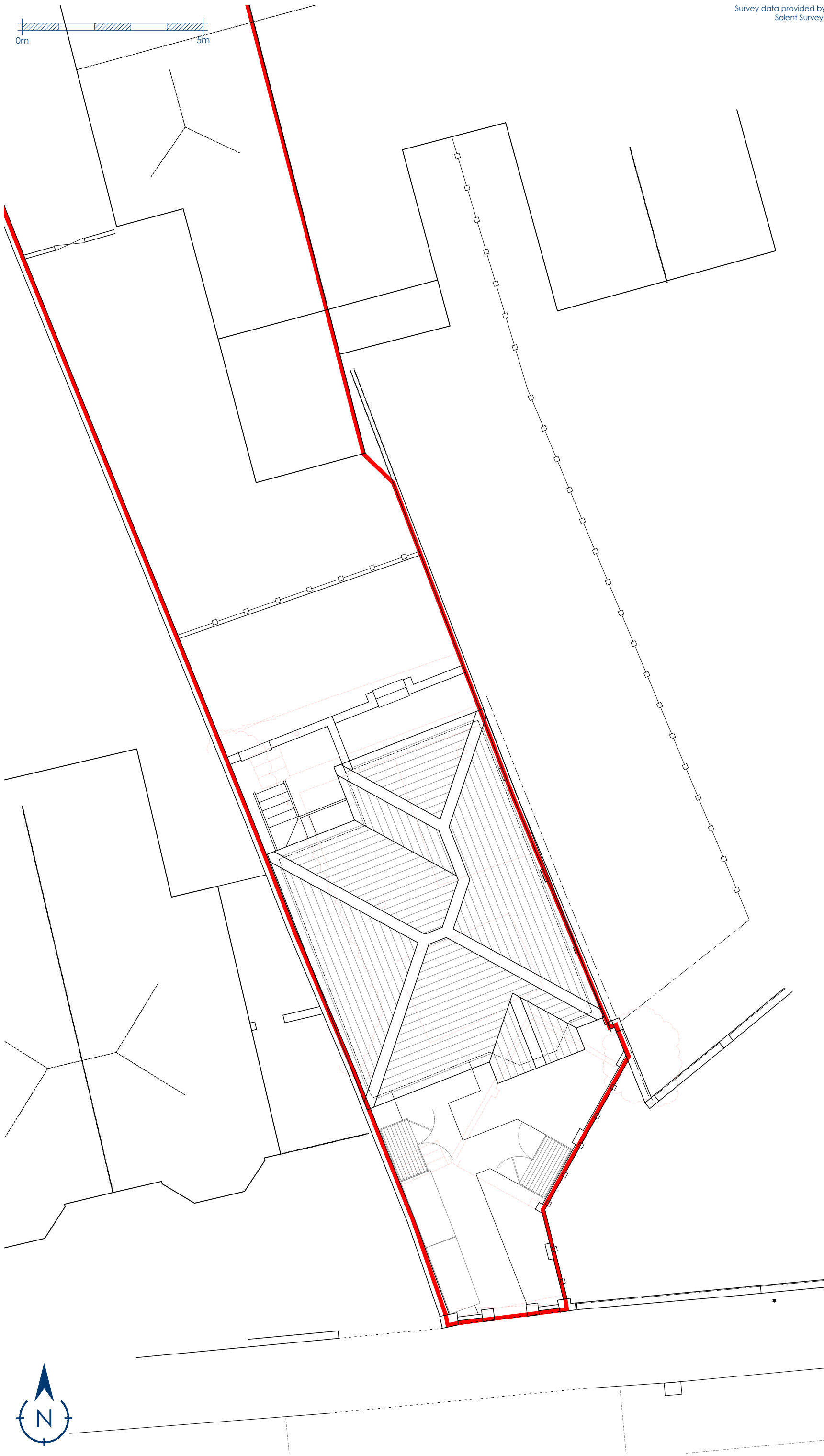
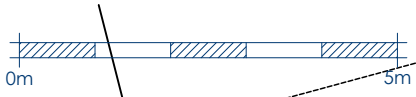


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DX115710 SOUTHAMPTON 17

Survey data provided by  
Solent Surveys

Rev	By	Notes
A	OR	10/11/2020 150 Milton Rd boundary fence added



Client  
Mr D Singh

Project  
152 Milton Road  
Southampton  
SO15 2HW

Drawing  
Proposed Site Plan  
Roof

Project No.  
20027

Status  
Planning

Scale  
1:100

Size  
A3

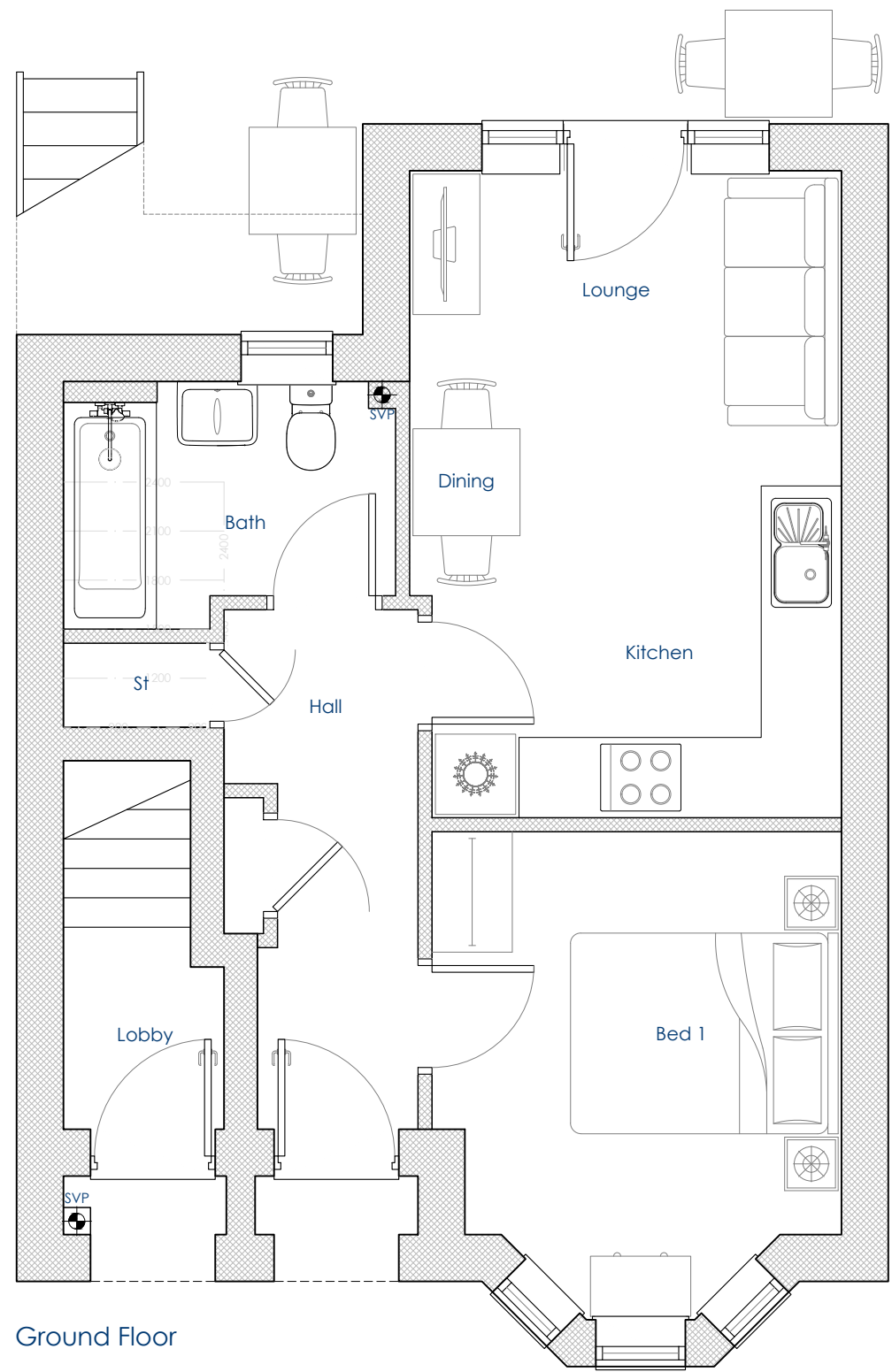
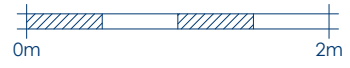
Drawn by  
OR-RWA

Date  
Oct 2020

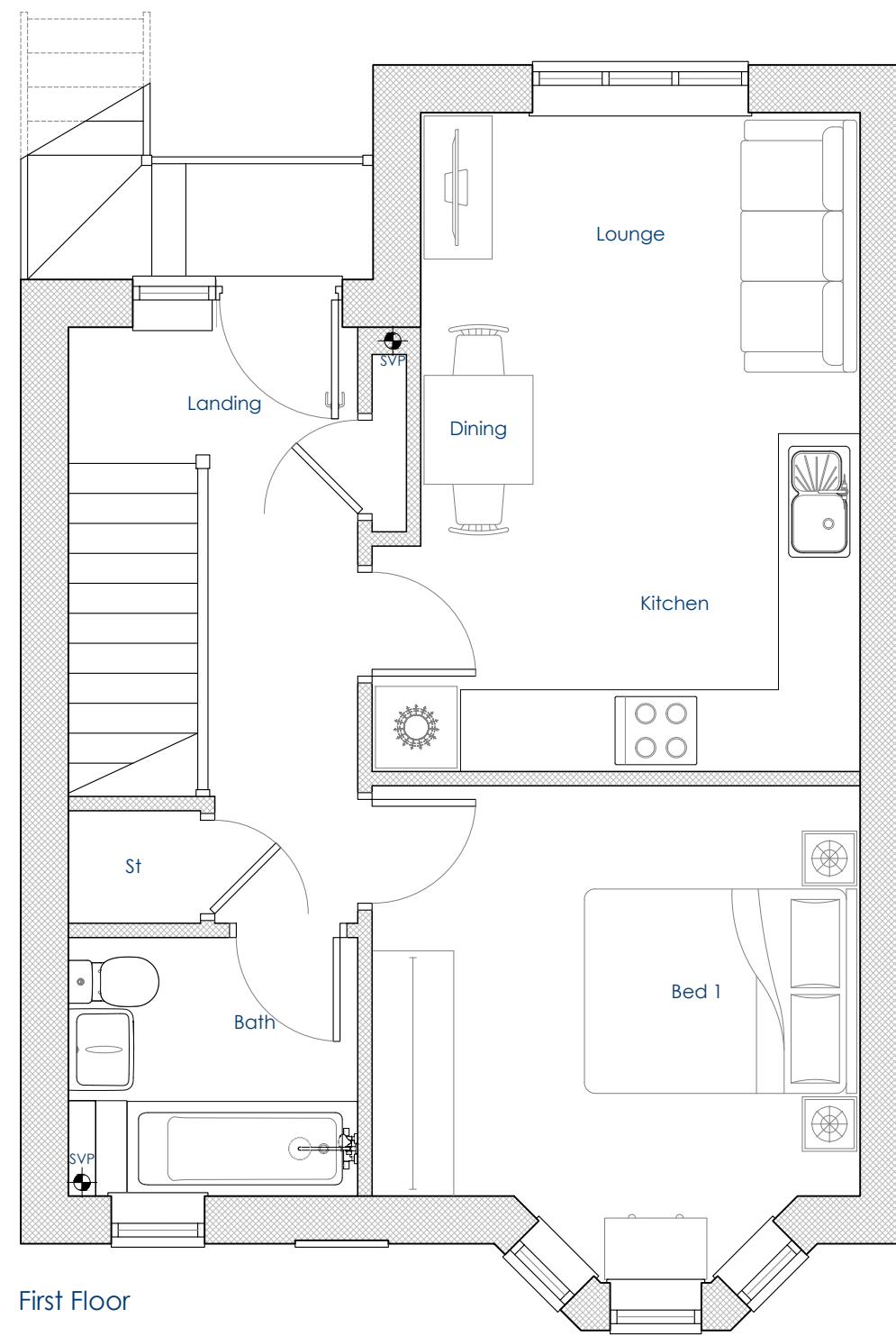
Drawing No.  
PR03

Revision  
A

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Ground Floor



First Floor



**RUSHWORTH**  
ARCHITECTURE

info@r-w-a.co.uk  
0777 288 0171

Client  
**Mr D Singh**

Project  
**152 Milton Road  
Southampton  
SO15 2HW**

Drawing  
**Proposed Floor Plans**

Project No.  
**20027**

Status  
**Planning**

Scale  
**1:50**

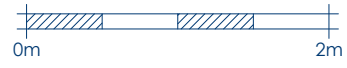
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Drawn by  
**OR-RWA**

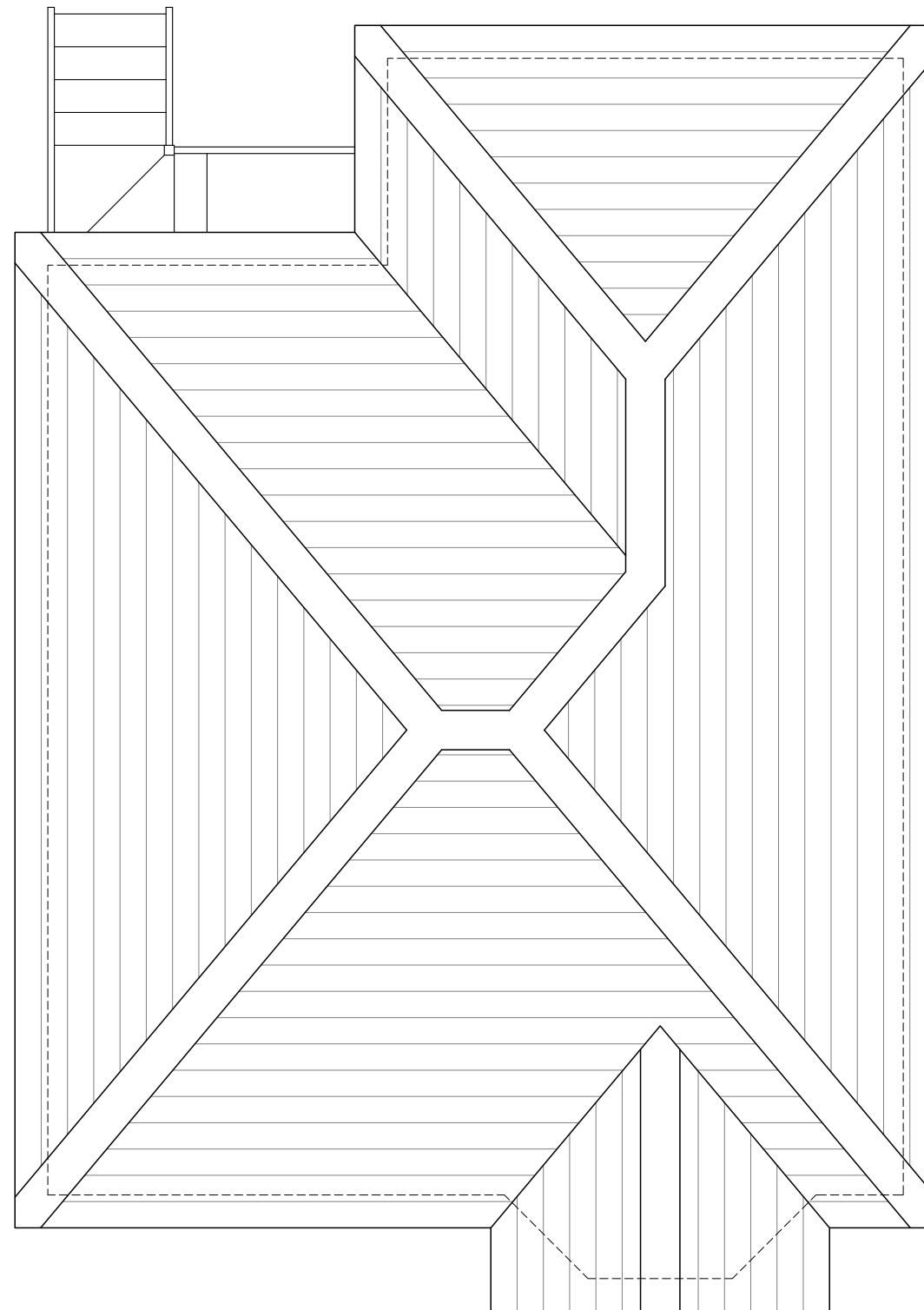
Date  
**Oct 2020**

Drawing No.  
**PR04**

Revision  
**-**



Rev	By	Notes
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**RWA**  
RUSHWORTH  
ARCHITECTURE  
info@r-w-a.co.uk  
0777 288 0171

Client  
**Mr D Singh**

Project  
**152 Milton Road  
Southampton  
SO15 2HW**

Drawing  
**Proposed Roof Plan**

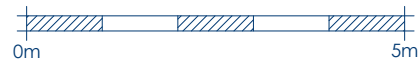
Project No.  
**20027**

Status  
**Planning**

Scale <b>1:50</b>	Size <b>A3</b>
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Drawn by <b>OR-RWA</b>	Date <b>Oct 2020</b>
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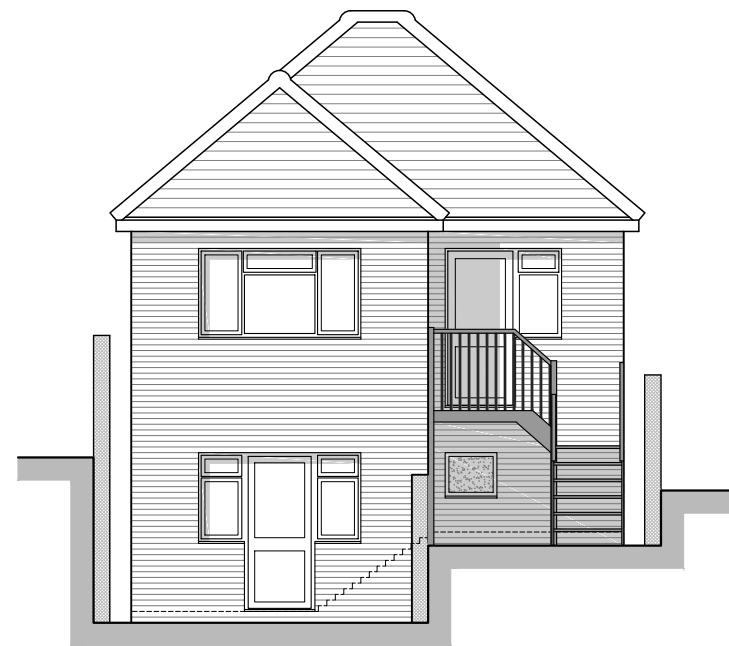
Drawing No. <b>PR05</b>	Revision <b>-</b>
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Rev	By	Notes



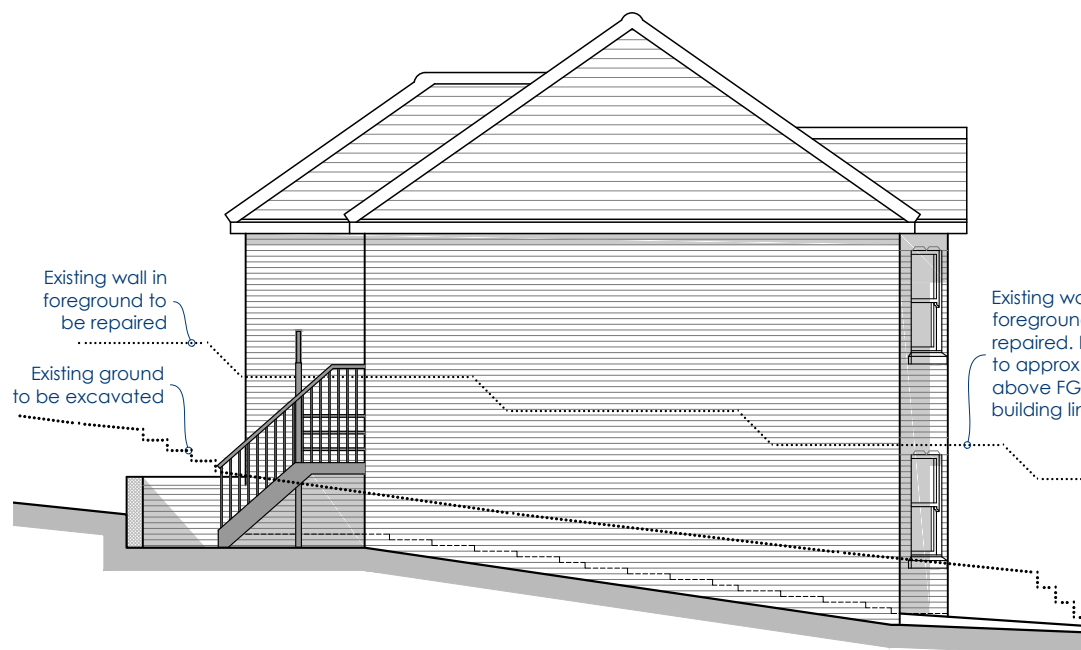
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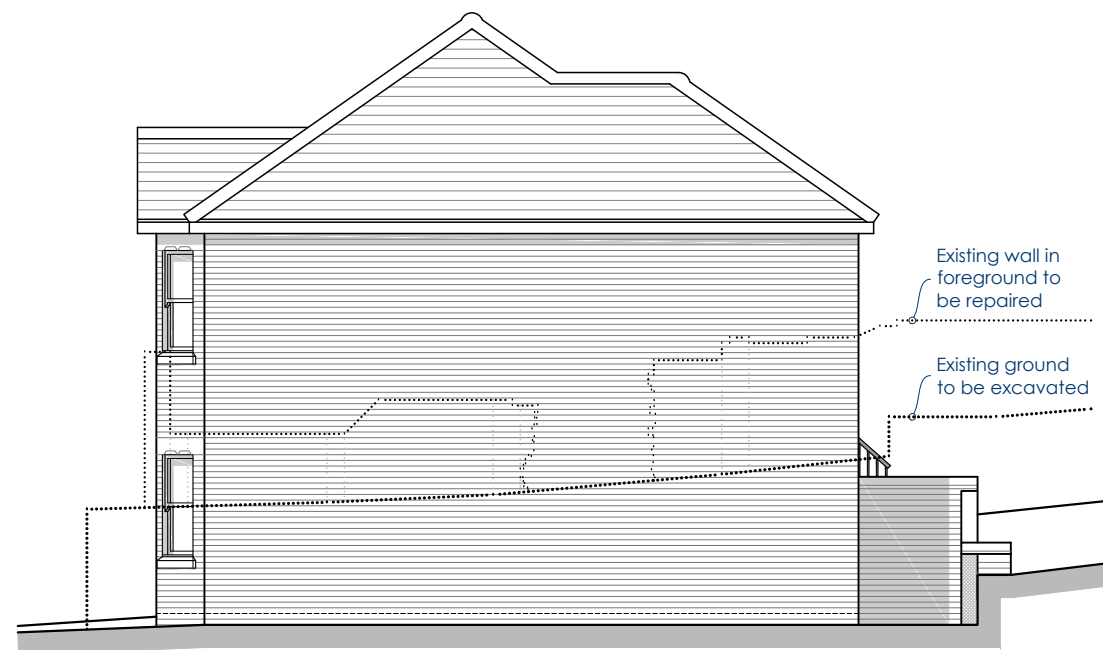
Rear Elevation  
(through patios)



Rear Elevation  
(through garden)



West Elevation



East Elevation



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ARCHITECTURE

info@r-w-a.co.uk  
0777 288 0171

Client  
Mr D Singh

Project  
152 Milton Road  
Southampton  
SO15 2HW

Drawing  
Proposed Elevations

Project No.  
20027

Status  
Planning

Scale  
1:100

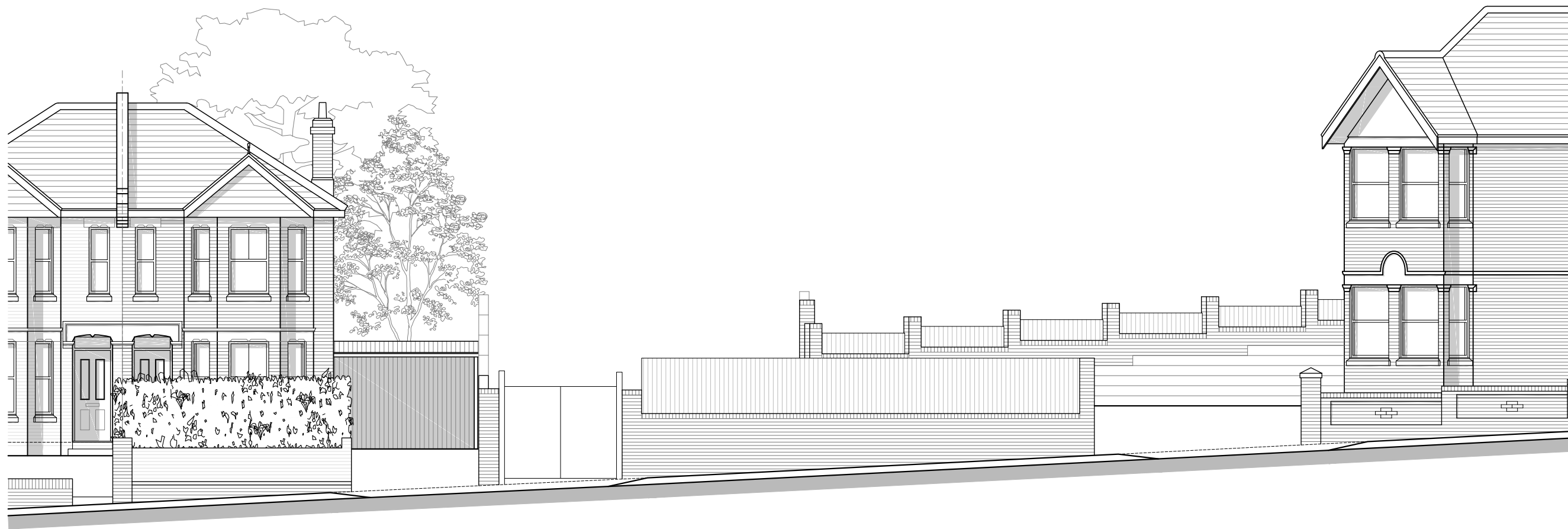
Size  
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Drawn by  
OR-RWA

Date  
Oct 2020

Drawing No.  
PR06

Revision  
-



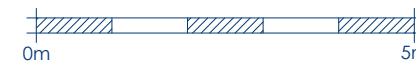
Existing Street Scene

10.00m



Proposed Street Scene

10.00m



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ARCHITECTURE

info@r-w-a.co.uk  
0777 288 0171

Client  
Mr D Singh

Project  
152 Milton Road  
Southampton  
SO15 2HW

Drawing  
Existing & Proposed  
Street Scenes

Project No.  
20027

Status  
Planning

Scale  
1:100

Size  
A3

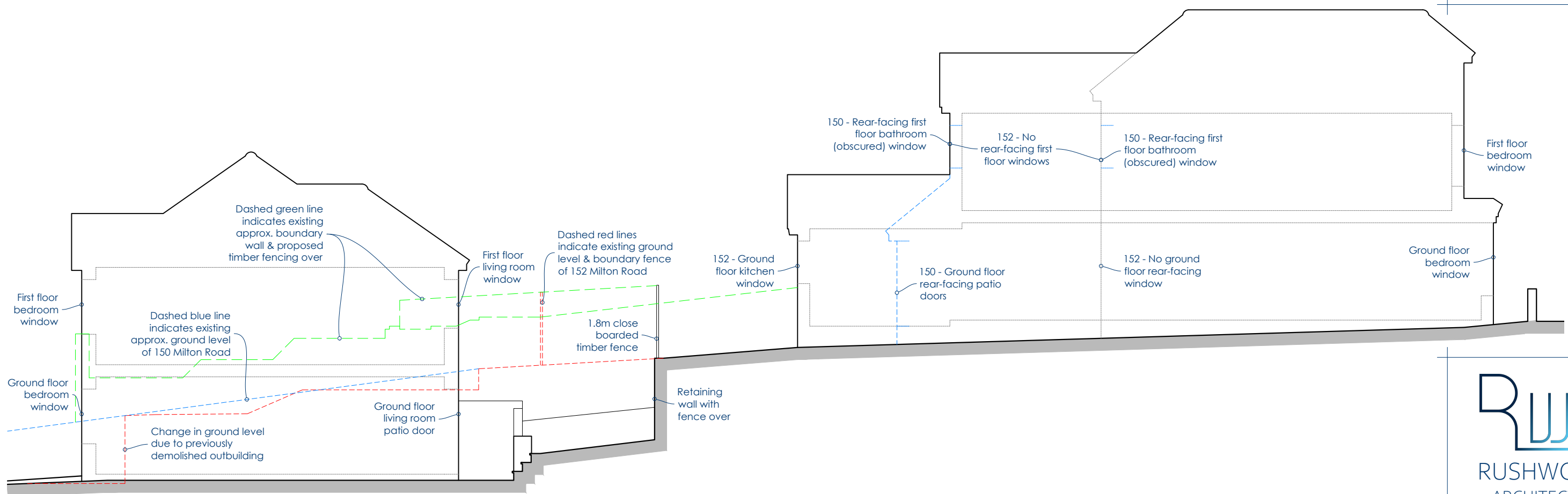
Drawn by  
OR-RWA

Date  
Oct 2020

Drawing No.  
PR07

Revision  
-

Rev	By	Notes
A	OR	10/11/2020 Additional levels information added



10.00m  
Proposed Site Section



RUSHWORTH  
ARCHITECTURE

info@r-w-a.co.uk  
0777 288 0171

Client  
Mr D Singh

Project  
152 Milton Road  
Southampton  
SO15 2HW

Drawing  
Proposed Site Section

Project No.  
20027

Status  
Planning

Scale  
1:100

Size  
A3

Drawn by  
OR-RWA

Date  
Nov 2020

Drawing No.  
PR08

Revision  
A

