

Planning and Rights of Way Panel 27th August 2024
Planning Application Report of the Head of Transport and Planning

Application address: 84 Milton Road Southampton SO15 2HW			
Proposed development: Erection of a single-storey front extension (Part retrospective).			
Application number:	24/00717/FUL	Application type:	FUL
Case officer:	Alex Lindfield	Public speaking time:	5 minutes
Last date for determination:	30.08.2024 (ETA)	Ward:	Banister and Polygon
Reason for Panel Referral:	This application has received 6 objections.	Ward Councillors:	Councillor Pat Every Councillor Steve Leggett Councillor Vivienne Windle
Applicant: Mr Sahota		Agent: Sanders Design Services Ltd	

Recommendation Summary	Conditionally Approve
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Community Infrastructure Levy Liable	Not applicable
Biodiversity Net Gain Applicable	Not applicable

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (revised 2023).

Appendix attached			
1	Planning Conditions	2	Development Plan Policies
3	Relevant Planning History		

Recommendation in Full

Conditionally Approve

1. The site and its context

1.1 84 Milton Road is a two-storey terraced dwelling located in a sub-urban area characterised by similar two-storey terraced properties. The property is also located in the proximity to Southampton City centre located in the Banister and Polygon Ward.

2.0 Proposal

2.1 This proposal relates to the erection of a front extension, which has partially been built and completed. There was an original application under 23/00375/FUL that was approved for a single storey front extension, however as this has not been built in accordance with the original plans. This application seeks to regularise the variation from the approved scheme. The front extension measures 2.420m from the front elevation, 3.567m in height and 4.265m in width.

3. Relevant Planning Policy

3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 1**.

3.2 The National Planning Policy Framework (NPPF) was revised in 2023. Paragraph 225 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4. Relevant Planning History

4.1 A schedule of the relevant planning history for the site is set out in **Appendix 3** of this report.

5. Consultation Responses and Notification Representations

5.1 At the time of writing the report 6 representations have been received from surrounding residents. The following is a summary of the points raised:

5.2 Poor design and out of character

The impact of the development on the character and appearance of the area will be assessed in section 6 below.

5.3 Overshadowing

The impact of the development on neighbour amenity will be assessed in section 6 below.

5.4 **Reduction in front amenity space and front elevation**

The loss of front amenity space impact of the development on the character and appearance of the area will be assessed in section 6 below.

5.5 **Noise**

Noise related issues would not be significant given that this application relates to a front extension, with limited additional impact on residential amenity than previously considered.

Consultation Responses

5.4	Consultee	Comments
	N/A	None received

6.0 **Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

- Design and effect on character
- Residential amenity
- Mitigation of direct local impacts

6.2 **Preliminary matters**

6.2.1 The proposals are for a single storey front extension which would have the following dimensions:

Depth: 2.19m
Height: 3.63m
Width: 4.2m.

A front extension was previously approved under application number 23/00375/FUL which was approved with the following dimensions:

Depth: 0.63m
Height 3.3m
Width: 4.06m

This application seeks to regularise the enlargement of the front extension.

6.3 Design and effect on character

6.3.1 Milton Road is a row of two storey terraced houses of varying styles mainly characterised by porches and front bay windows also with varying degrees of design and style. The porch structure that has been partially built projects further from the front elevation by approximately 1.5m, but is lower in height and not as wide. The difference in size is not of a significant amount, and it is the degree of additional harm associated with this increase that can only be assessed.

6.3.2 The principle of a front extension to this property has already been established through the previous, extant permission. Milton Road has many examples of different front extensions whether in the form of a bay window or similar front extension. An example found in the neighbouring dwelling at number 82 Milton Road has a similar design although does not extend the full width of the dwelling. This example does have a similar size in depth extending out to a similar point to the front boundary. This is also the case at no 62 Milton Road where there is a front extension built to a similar depth with a similar size window the front elevation. Given the variation in design, size and scale in many dwellings on Milton Road the increased depth of the addition at no 84 Milton Road would not be out of character or harmful to the character and appearance of the overall street scene. Furthermore, the lean to design of the extension and its footprint and scale, would be proportionate with the existing property, and would not be inappropriate. On this basis the proposals are considered to be acceptable.

6.4. Residential amenity

6.4.1 With regards to residential amenity, due to the overall small scale of the front addition this would not cause harm to neighbouring amenity in regard to loss of light, overbearing or overshadowing. The dwelling that would have potential to be most affected by this structure would be 86 Milton Road, however due to the extension being to the front loss of light to this property would not be significant.

6.4.2 There have been concerns raised in regard to loss of privacy, however as the windows located on the front extension have the same outlook as the previous windows there would not be any change to outlook nor have any effect on the privacy of neighbouring dwellings.

6.5 Other Matters

6.5.1 There have also been concerns raised regarding the removal of the original front elevation and loss of amenity space to the front. A wider front addition was previously approved under the last application. This established a change to the front elevation and loss of the original flat front elevation. The resulting extension increases the depth of the extension and overall is still considered to be acceptable in design terms.

6.5.2 Concerns have also been raised that the extension results in a loss of front amenity space. As has been demonstrated on site, the front extension still allows for bin storage space within the front amenity area, therefore there would be no significant loss of amenity area to the existing occupiers.

7.0 Conclusion

7.1 It is recommended that planning permission be granted subject to conditions set out below.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (b) (c) (d) (e) (f) (g) 4.(f) (g) (vv) 6. (a) (b) 7. (a)
Case Officer **Alex Lindfield** PROW Panel

PLANNING CONDITIONS

APPENDIX 1

1) Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

Reason: For the avoidance of doubt and in the interests of proper planning.

2) Materials to match (Performance)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (as amended 2015)

SDP1 Quality of Development

SDP7 Urban Design Context

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2019)

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

Relevant Planning History

Case Ref	Proposal	Decision	Date
07/00423/FUL	Erection of a part two-storey and part single-storey rear extension.	Conditionally Approved	11.05.2007
10/00347/TIME	Application to extend the time limit for implementation of Planning Permission 07/00423/FUL (erection of a part two storey and part single storey rear extension)	Conditionally Approved	11.05.2010
14/01451/FUL	Erection of a part two storey, part single storey rear extension	Conditionally Approved	22.10.2014
18/00229/FUL	Erection of a part two storey, part single storey rear extension	Conditionally Approved	05.04.2018
23/00375/FUL	Erection of single storey front extension.	Conditionally Approved	15.05.2023