

ITEM 4(a)

Application Number: 20/01628/FUL

Description First Floor Extension to No.25 over No.25A with associated works to turn 25A from a ground floor flat into a 2 bedroom dwelling (separate from No.25)

At 25 Little Linford Lane, Newport Pagnell, MK16 8DG

For Mr Michael Cole

Statutory Target: 4th September 2020

Extension of Time: Yes – 27th October 2020

Ward: Newport Pagnell North and Hanslope **Parish:** Newport Pagnell Town Council

Report Author/Case Officer: Carrie Chan
Planning Officer

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Team Manager: Myles Joyce
Interim DM Manager
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1.0 RECOMMENDATION

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

The Site

2.1 The application site is located on the north-eastern side of Little Linford Lane in the built-up area of Newport Pagnell. Within the application site are two residential units No.25 and No.25A recessed by around 5.7m from the front boundary.

2.2 No. 25 is a two storey property with four bedrooms at first floor level, parking to front and garden to rear. Part of this property stretches over the top of No.25A, a ground floor residential unit with one bedroom.

2.3 This part of Little Linford Lane comprises of a range of different dwellings. Apart from No.23 which is attached to the application dwelling, the surrounding dwellings vary in designs and scale.

- 2.4 The application site is not located within any designated area and there are no TPO trees or historic buildings within or adjacent to the site.

The Proposal

- 2.5 The application seeks planning permission for a first floor extension with associated works to turn the existing ground floor unit (No.25A) from a one-bedroom flat into a 2 bedroom dwelling.
- 2.6 The proposed extension would be sited to the side of the existing first floor and would project 2.3m sideways. The extension would have an overall depth of 8.25m (same as existing first floor). As a result of the extension, the overall height of the building would remain unchanged at 7.9m (eaves of 5.33m).
- 2.7 No.25, as a result of the proposal, will be downsized from a 4 bedroom dwelling to a 2 bedroom dwelling.
- 2.8 External materials would match the existing dwelling and there would be no subdivision of the existing garden nor change to the existing parking arrangement.

Reason for referral to committee

- 2.9 The application has been referred to Panel at the request of Newport Pagnell Town Council in satisfaction of the Officer's Scheme of Delegation for Development Management Matters as it considers the proposal would result in an increase to the total number of dwellings on site. The Town Council also believes the proposal would result in an increase to the overall mass which would be out of character and contrary to the Newport Pagnell Neighbourhood Plan and that the buildings will be split into two residential units which is in breach of the original planning consent for a guesthouse.
- 2.10 The request is made whether the officer's recommendation is to grant or refuse planning permission.

Scope of debate/decision

- 2.11 This application proposal is a full planning application and so all material planning considerations are to be considered.

3.0 RELEVANT POLICIES

National Policy

- 3.1 National Planning Policy Framework (February 2019) (NPPF)

Section 2 - Achieving sustainable development
Section 12 - Achieving well-designed places

In addition, the Planning Practice Guidance is also a material consideration

The Development Plan

3.2 Neighbourhood Plan

Newport Pagnell Neighbourhood Plan forms part of the statutory development plan.
Policy NP4 Windfall sites.

3.3 Plan:MK (March 2019)

Policy CT2 - Movement and Access
Policy CT10 - Parking Provision
Policy D1 - Designing a High Quality Place
Policy D2 - Creating a Positive Character
Policy D3 - Design of Buildings
Policy D5 - Amenity and Street Scene
Policy SC1 - Sustainable Construction

3.4 Supplementary Planning Documents/Guidance

Parking Standards SPD (January 2016)
New Residential Development Design Guide (April 2012)
Sustainable Construction Guide SPD (April 2007)

3.5 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.6 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 RELEVANT PLANNING HISTORY

4.1 Application Site

10/00712/FUL
Conversion of single dwelling into 2 self-contained flats.
Permission granted June 2010.

17/03009/FUL
Subdivision of existing dwelling into x1 one bedroom flat and x1 four-bedroom house.
Permission granted Dec 2017.

18/02608/FUL

Change of use from class C3 to C1.
Permission granted Dec 2018.

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Newport Pagnell Town Council

Initial comments received

The proposal will lead to the conversion of two post war semi-detached into a row of three terrace dwellings in a single ownership. The increase in mass would be out of character and contrary to the neighbourhood plan. The splitting of the building into 2 properties will be in breach of the original planning consent for a guesthouse.

Application to be referred to DCC/P.

Additional comments

Confirmation that the call in request is regardless of the officer's recommendation.

5.2 Cllr Andrew Geary - Newport Pagnell North And Hanslope Ward

No comments received.

5.3 Cllr Bill Green – Newport Pagnell North And Hanslope Ward

No comments received.

5.4 Cllr George Bowyer - Newport Pagnell North And Hanslope Ward

No comments received.

5.5 MKC Highways

No objections to the planning application but the access appears to be across a section of footway without an authorised dropped kerb. This needs to be corrected and a condition follows. The site will also require an electric vehicle charge point and a cycle store.

The means of access shall be altered prior to occupation and shall be retained as altered thereafter. For the avoidance of doubt the existing dropped kerb serving the property will require widening across the whole width of the site.

5.6 Neighbour/ Third Party Representations

No third party letters received.

6.0 MAIN ISSUES

Principle of development
Highway matters and parking
Design, character and appearance
New dwelling
Residential amenity
Other matters

7.0 CONSIDERATIONS

Principle of development

- 7.1 In accordance with the National Planning Policy Framework 2019, and Plan:MK (2019), Milton Keynes Council will, when considering development proposals, take a positive approach that reflects the presumption in favour of sustainable development.
- 7.2 Policy DS2 Part A13 highlighted the council will permit development proposals within the defined settlement boundaries where they comply with all other relevant policies of Plan:MK and neighbourhood plans.
- 7.3 Developments that accord with the policies in the Plan:MK (and where relevant, with policies in Neighbourhood Plans) will be approved, provided they are compatible with the character of the area by respecting the general density, scale, siting, height and character of buildings in the locality, and the presence of trees, shrubs, lawns and verges.
- 7.4 Policy NP4 highlighted the need to ensure residential developments on windfall sites are small, well designed development which do not have a detrimental effect on the surrounding area and that the development should protect the amenity of surrounding properties.
- 7.5 In this instance, the application site is located within the settlement boundary of Newport Pagnell, where in accordance with Policies DS2, D1, D2 and D3 of Plan:MK and Policy NP4 of the Newport Pagnell Neighbourhood Plan, extensions and alterations to existing dwelling are acceptable in principle, provided they are of a visual interest, respect the existing layout, scale and appearance of the locality.

Highway matters and parking

- 7.6 The application site is located within accessibility zone 3 and in accordance with the Milton Keynes Parking Standards SPD 2016, dwellings with 2 bedrooms are required to provide 2 allocated parking spaces and 0.25-0.5 unallocated parking space.
- 7.7 At present, 3 parking spaces are located to the front of No.25 and No.25A to serve a total of 5 bedrooms. Access to the site is via a vehicle crossover and a dropped kerb.
- 7.8 The application site is located within an area with good transport facilities. The main shopping area is located less than 1 mile from the application site; there are two bus

stops just over 50m from the site: and a local convenience store not far from the application site.

- 7.9 The Council's Highways officer was consulted during the course of the application and no objection was raised to the proposal subject to conditions.

Parking

- 7.10 As a result of the proposal, there would be no changes to the number of parking spaces on site. Although the number of bedrooms within No.25A with change from 1 to 2, there is an overall reduction in the total number of bedrooms across two residential units.
- 7.11 The case officer acknowledged that there is already a shortfall in parking spaces on site as there are currently 3 parking spaces serving a total of 5 bedrooms across two units, however, given that there would be less occupancy on the site as a result of the proposal, officers consider that it would be unreasonable to refuse the application on the grounds of inadequate parking provision in this case. It is also fortunate that the site is located within a sustainable location with facilities within walking distance to and from the site.
- 7.12 In this instance, both the case officer and the Council's Highways officer consider that the parking arrangement to be acceptable, and therefore compliant with Policy CT10 of Plan:MK.

Access and highway implications

- 7.13 As it stands, there would be no change to the existing access arrangement to the application site. The current visibility splays will not be affected by the proposal and thus no change to the impact on pedestrians and other highway users.
- 7.14 Comments from Highways Officer relating to the extension of the existing dropped kerb are noted. The widening of the existing dropped kerb is considered to be necessary to allow for vehicles to access the site. The case officer agrees with the Highways officer that a condition should be added to any planning permission to ensure the alterations to the means of access is completed prior to the use of the proposed.

Electric vehicle (EV) charging point

- 7.15 No details have been submitted for the required EV charging point. In accordance with Policy CT6, one charging point is required for every new dwelling. Should permission be granted, details of the new charging point shall be submitted for approval.
- 7.16 Subject to conditions, the proposal is considered to in compliant with Policies CT2 and CT10 of Plan:MK.

Design, character and appearance

- 7.17 The original pair of semi-detached (No.23 and No.25) were constructed mainly of traditional bricks and roof tiles. In the principle elevation of both dwellings, there is a two storey bay window in light coloured render. To the rear, there is evidence of modern changes including rendering and rear extensions. Comparing the two dwellings, it is clear that both No.23 and No.25 have benefitted from a number of enlargements/changes. including a forward projection at No.25. One of the noticeable differences between No.23 and No.25 is the parking arrangements. Parking for neighbouring No.23 is at the back, off Linford Avenue whereas parking for No.25 and No.25A are located to the front and access off Little Linford Lane. It was also noted during case officer site visit that there is a low wooden picket fence separating the parking area at the front of No.25 and No.25A.
- 7.18 Despite the setback position from the main carriageway, the entire built form is visible from public vantage points. In terms of dwellings nearby, there is a variety of built forms within the immediate surrounding. Across the road, on the opposite side of Little Linford Lane are three detached bungalows characterised by bricks and a hint of render. On the northwest side of the application site is a two storey detached dwelling characterised by stones and render. Across from that is a pair of modern semi-detached dwellings.
- 7.19 A first floor extension projecting less than the width of the existing ground floor extension will help maintain a reasonable distance between common boundary and existing built forms. By introducing a 1m gap at upper floor level, the impact on the streetscene has been reduced and ensures a gap can be retained in future. The upper floor extension has been designed to avoid the creation of a terrace effect. The use of matching materials will further ensure the extension remain subordinate to the main building.
- 7.20 Comments from Newport Pagnell Town Council relating to the creation of an extra dwelling would change the dwelling type from semi-detached to terraces are noted. While the case officer acknowledged the concerns raised to the overall appearance, it is worth noting that the later addition to the side of No.25 to form No.25A has been constructed in cream coloured render. This particular extension has created a contrast between the original house and the extension.
- 7.21 By virtue of the two separate front doors, two separate door numbering, a wooden picket fencing on the hardstanding and the use of different facing materials, No.25 and No.25A have already appeared in the area as two separate units. Regardless of the end use, the additional unit has already been established. There are other examples of semi-detached houses within the immediate vicinity which make up the varied character of the area.
- 7.22 It is of the view of the planning officer that the proposed extension at first floor level would relate well with the main building. The separation distance from the common boundary will help maintain a degree of separation between dwellings. Given the variety of built forms within the immediate surrounding, the officer consider that the proposed development would be in keeping with the character and appearance of the area in this regard.

- 7.23 The subdivision of the site and the rear garden will no doubt lead to a reduction in plot size however, this is not uncommon within the immediate surrounding. Given there is a variety of garden and plots sizes, there is not a uniform pattern of development in the area. A subdivision of the site and garden is considered to have little impact on the existing pattern of development.
- 7.24 The proposal is therefore in line with Policies D1, D2 and D3 of Plan:MK and Policy NP4 of the Newport Pagnell Neighbour Plan.

Residential amenity

- 7.25 Although the proposed extension would be sited closer to the common boundary to the side, there would be a distance of 1m between the wall of the extension and the common boundary. As no upper windows are proposed, there will be minimal overlooking to and from the new extension.
- 7.26 There are two ground floor windows in the side elevation of the neighbouring property (No.27). The two side windows are secondary windows to serve the living/dining room. Given the windows are over 2.5m away from the common boundary and the proposed extension being recessed by a further 1m from the boundary, the case officer is of the view that the main source of light into the habitable room of No.27 will not be affected by the proposal.
- 7.27 As there will be no change to the use of the building on site, the likelihood of any noise generated would be similar to the existing situation and/or would not be above what would normally be expected in a residential area.
- 7.28 In terms of privacy, it is considered the proposed extension would not have any adverse impact upon the amenities of neighbouring occupiers in terms of overlooking, loss of light, noise and outlooks. The impacts as a result of the conversion and extension are considered to be acceptable.
- 7.29 Moving onto the amenity space for existing and further occupiers of No.25 and No.25A. According to the submitted plans, both properties will benefit from private rear gardens. Although northeast facing, both gardens will have a minimal depth of 10m. For a 2-bedroom dwelling, the garden size is considered to be acceptable.
- 7.30 In terms of the internal space standards associated with the new dwelling, the resultant dwelling (No.25A) will have a gross internal floor area of over 80sqm and both double rooms are in excess of the required 11.3sqm. Having regard to the Nationally Described Space Standards, the resultant dwelling (No.25A) fully meets the requirements set out in Policy HN4 of Plan:MK.
- 7.31 The proposal is therefore considered to be in line with Policies D5 of Plan:MK.

Other matters

Additional dwelling

- 7.32 Comments relating to the history of the application site are noted. Planning permission was granted in 2010 and 2017 for the subdivision of No.25 into 2 separate residential units. The earlier permission allowed for the conversion of the existing dwelling into 2 self-contained flats and the later permission allowed for the subdivision of the existing dwelling into 1 dwelling and 1 self-contained flat. It is worth noting that the 2017 permission is still valid as the time limit has not expired and record shows building work relating to the 2017 permission was completed in December 2017.
- 7.33 Aside from the two permissions mentioned above, a third permission was also granted at No.25 in 2018 for a change of use from use class C3 (Residential) to use class C1 (Hotels). There are not however any records of this permission being implemented.
- 7.34 Comments from Newport Pagnell Town Council on the proposed end use being different to the previous permission are noted. As aforementioned, there are two extant permissions attached to No.25 and by virtue of the 2017 permission, it has been established that the conversion of one residential unit into two separate residential units is acceptable in this location.
- 7.35 Regardless of whether the existing arrangement is one self-contained flat and one independent dwellinghouse or two independent dwellinghouses, the end use and the overall total of residential units remain unchanged.
- 7.36 The case officer is therefore of the opinion that the conversion of a self-contained flat into a residential dwellinghouse would pose no adverse impact to the surrounding residential area.
- 7.37 Case officer noted comments relating to ownership as a result of the proposed. It is worth highlighting that ownership of the existing or resultant properties or land is not a planning material consideration and therefore cannot be taken into account.

8.0 CONCLUSIONS

- 8.1 The proposed development is considered to pose little threat to the character and appearance of the area. It thus complies with relevant Policies within the Development Plans and Newport Pagnell Neighbourhood Plan which require the development to respect its context, contribute positively to the wider townscape, be of the highest architectural and urban design quality.

9.0 CONDITIONS

1. The approved development shall be carried out in accordance with the following drawings/details:

Submitted on 10/07/2020:

1331:02B Plans and Elevations as Proposed.

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (England) Order 2015

2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D2 and D3 of Plan:MK (2019).

4. Prior to the occupation of the development hereby permitted details showing the provision of the required EV Charging Point shall be submitted to and approved by the Local Planning Authority. Once approved, the charging point shall be implemented and available for use prior to the first occupation of the development.

Reason: To ensure facilities for low emission vehicles is made available and to maximise the use of sustainable modes of transport in accordance with Policy CT6 of Plan:MK.

5. Prior to the occupation of the development hereby permitted details of bicycle parking shall be submitted to and approved in writing by the Local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure that adequate parking facilities are provided to serve the development in accordance with policy CT10 of Plan:MK.

6. Notwithstanding details on the approved plans prior to the initial occupation of the development the means of access serving both the new and existing dwellinghouses shall be altered in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered

thereafter. For the avoidance of doubt the existing dropped kerb serving the property will require widening across the whole width of the site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access in accordance with Policy CT2 of Plan:MK.

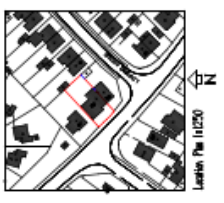
7. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with Policies D1 and D2 of Plan:MK (2019).

ALL DIMENSIONS & INFORMATION FOUND ON THESE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DIMENSIONS FOUND ARE TO BE INCORPORATED WITHIN ANY CONSTRUCTION. DO NOT SCALE FROM THESE DRAWINGS EXCEPT FOR PLANNING PURPOSES ONLY.

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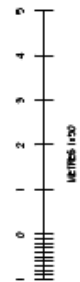
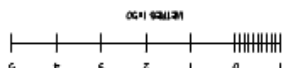
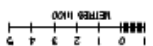
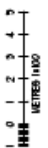
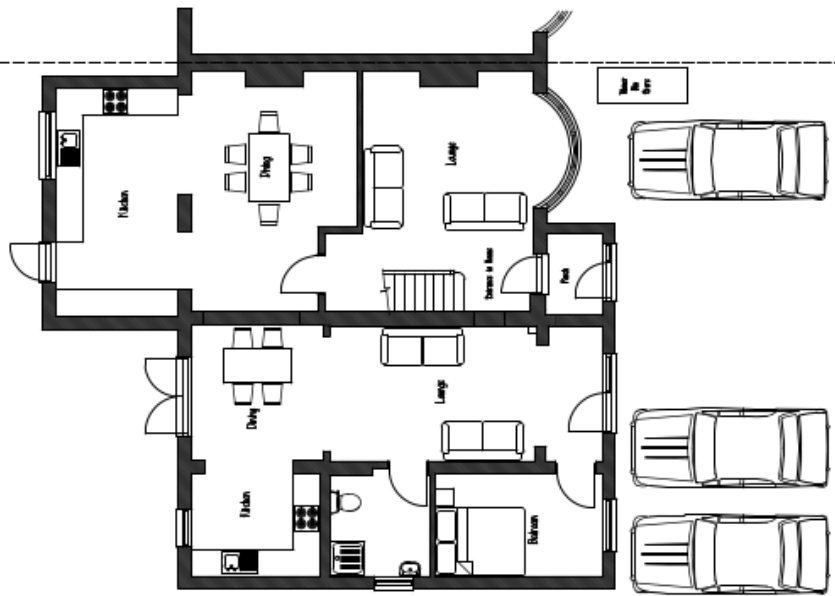
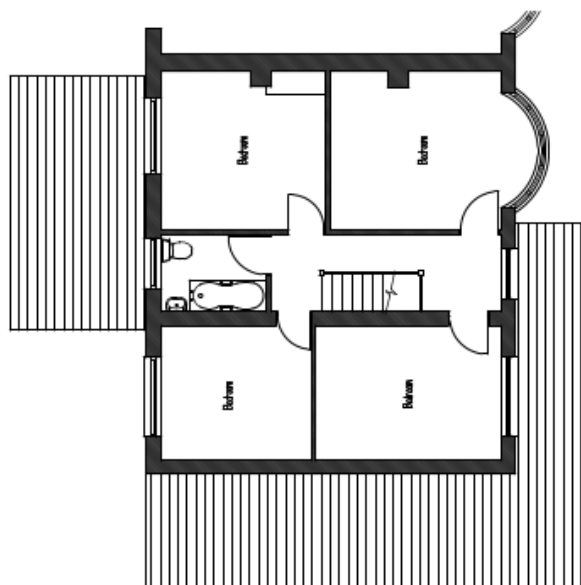
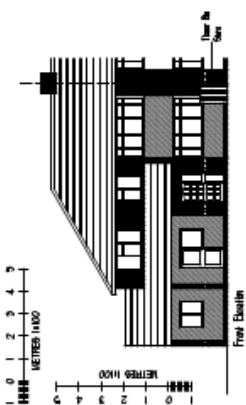
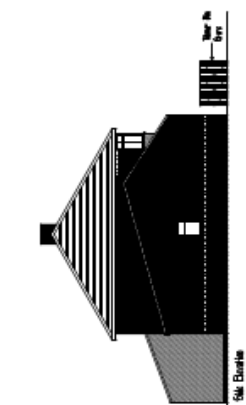
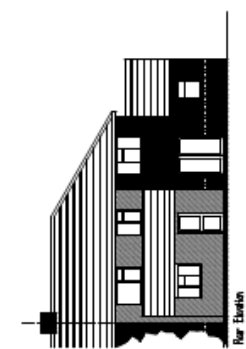


PROJECT:
25 Little Linford Lane
Newport Pagnell
Bucks

TITLE:
Plans and Elevations as
Existing

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DATE: June 2019
PROJECT NO: 1331-01

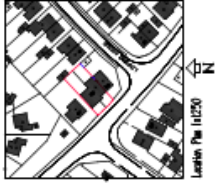
Ama Design
ARCHITECTURAL DESIGN SERVICES
11 Church Lane
Newport Pagnell, Bucks HP20 9JL
Tel: 01494 371441 Fax: 01494 371442



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REVISED:-

NOTES:-



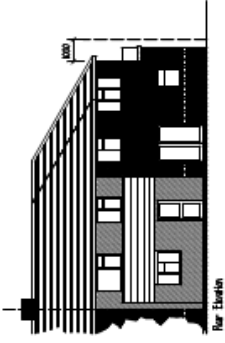
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PROJECT:-
25 Little Linford Lane
Newport Pagnell
Bucks

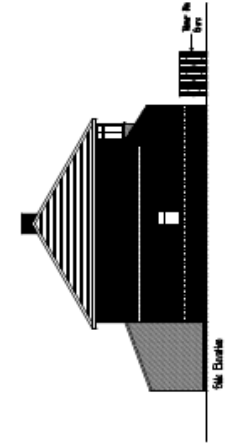
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Plans and Elevations as
Proposed

SCALE:- 1:50, 1:100
DATE:- June 2020
PROJECT NO:- 1331-02B

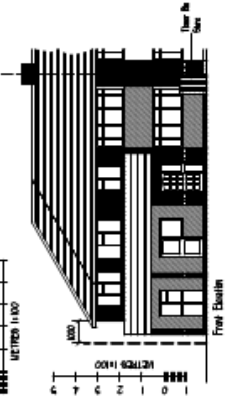
Aria Design
ARCHITECTURAL DESIGN AND SERVICES
110 Clarendon Street
Barnet, London N4 3JL
Tel: 0208 2511111 Fax: 0208 2511111



Rear Elevation



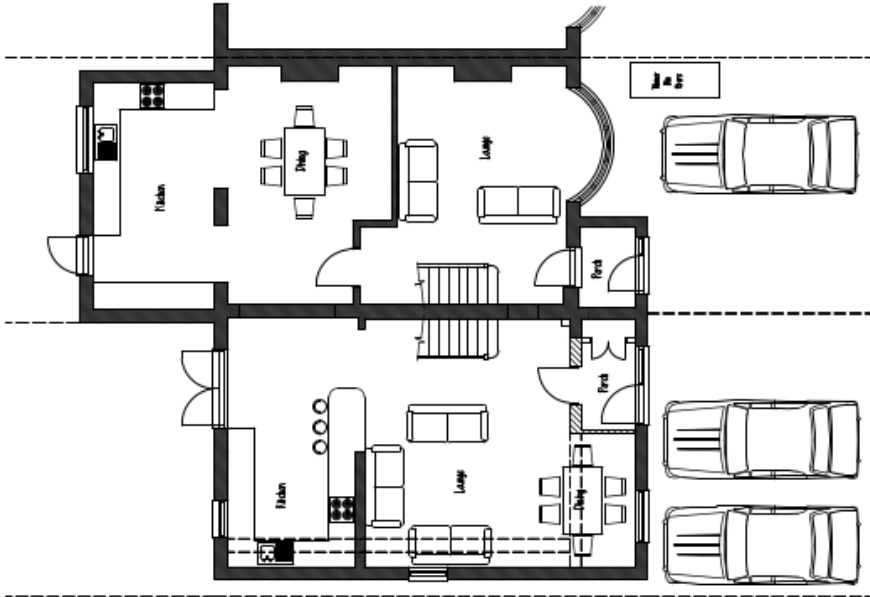
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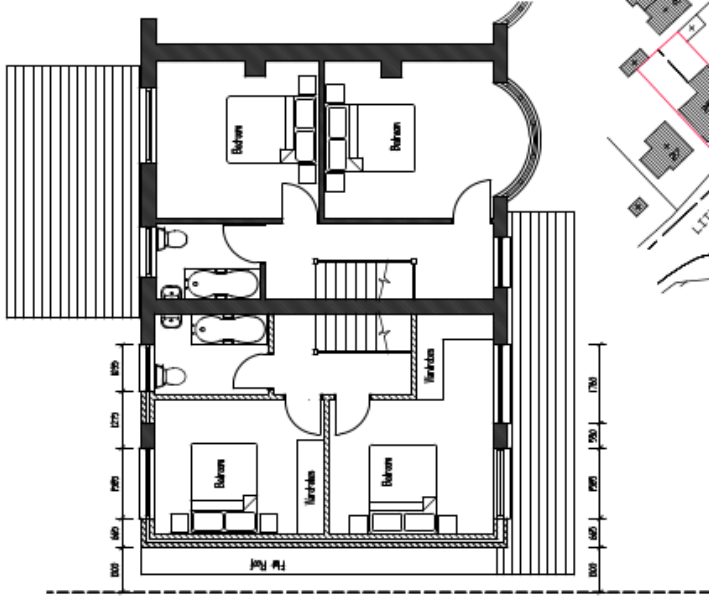
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0 1 2 3 4 5 METRES 1:100

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Site Plan 1:200

0 1 2 3 4 5 METRES 1:50

A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Newport Pagnell Town Council

Initial comments received

The proposed development will convert two post war semi-detached properties into a row of three terraced properties in single ownership. This will increase the overall mass of the property, which would be out of character with the surrounding properties and contrary to the Newport Pagnell Neighbourhood Plan.

Further, it would appear that the buildings will be split into two residential properties in breach of the original planning consent for a guesthouse.

To object to the application based on these grounds and to request that it is referred to the DCC/P for determination.

Additional comments

Our Committee was not happy with the proposals and, regardless of the recommendation, wanted it referred to DCC.

A1.2 Cllr Andrew Geary - Newport Pagnell North And Hanslope Ward

No comments received.

A1.3 Cllr Bill Green – Newport Pagnell North And Hanslope Ward

No comments received.

A1.4 Cllr George Bowyer - Newport Pagnell North And Hanslope Ward

No comments received.

A1.5 MKC Highways

I have no objections to the planning application but the access appears to be across a section of footway without an authorised dropped kerb. This needs to be corrected and a condition follows. The site will also require an electric vehicle charge point and a cycle store.

Notwithstanding details on the approved plans prior to the initial occupation of the development the means of access shall be altered in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered thereafter. For the avoidance of doubt the existing dropped kerb serving the property will require widening across the whole width of the site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access.

Third Party/Neighbour Comments

A1.6 No third party letters received.