

# **DEVELOPMENT CONTROL COMMITTEE**

**10 DECEMBER 2020**

## **COUNCILLORS' ADDITIONAL PAPERS**

### **INDEX OF DOCUMENTS CIRCULATED AFTER PUBLICATION OF THE AGENDA**

1. **Speaking Commitment (Page 2)**
2. **Item 4b – 20/02267/FUL - 27 Hutton Avenue, Oldbrook, Milton Keynes**  
Submission from the Applicant **(Pages 3 to 4)**
3. **Item 5 – Confirmation of Tree Preservation Order PS/540/15/423**  
Officer Update **(Pages 5 to 6)**



# SPEAKING LIST

## DEVELOPMENT CONTROL PANEL – 10 DECEMBER 2020

ITEM NO.	TITLE	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
4b - 20/02267/FUL	27 Hutton Avenue, Oldbrook, Milton Keynes	Cllr B Greenwood (Campbell Park Parish Council)	3 Mins	Mr Ali-Abdullah (Applicant)	3 Mins



Chief Planning Officer  
Milton Keynes Council  
Civic Office  
1 Saxon Gate East  
Central Milton Keynes  
MK9 3EJ

For the attention of Tamlin Barton

7<sup>th</sup> December 2020

**Re: 20/02267/FUL Conversion of garage to living space and erection of a shed at 27 Hutton Avenue Oldbrook Milton Keynes MK6 2QG**

This statement is in support for the planning application in response to Campbell Park Parish Council's objection.

The Parish Council objects to the proposal on the grounds that the shed is oversized, not leaving sufficient private amenity space and therefore is contrary to the following policies:

1. D3 and D5 of the Plan MK
2. Design Policy 1 and Environment Policy 2 of the Campbell Park Neighbour Plan.

My position is that the proposal will meet the objectives of paragraph A4 of Policy D3 in the following manner:

1. It takes up only 14% of the original garden. Far less than the 50% allowed under Permitted Development.
2. It is set back from all garden fences so as not to appear imposing from the public areas nor from the neighbouring garden.
3. It was designed so as not to be overpowering when viewed from the proposed garage conversion and from my existing lounge.
4. What is more, it is similar in size to the shed in the garden of no 31 Hutton Avenue.

The proposed shed will meet the other relevant objectives of D3 because the massing, flat roof, and the materials proposed will resemble more a garden room than a shed, thus enhance the character of the area, be distinctive, visually interesting, as well as durable.

The proposal will meet Policy D5 in the following manner:

1. The proposed shed is set back from the neighbouring garden and so will not limit the light any more than does the existing party fence.
2. A small lawn between my house and the proposed shed will be retained as it is the corner of the garden that receives sunlight for the longest period of the day. Consequently, it will provide adequate daylight to the proposed garage conversion.
3. The shed is reasonable for our needs to have storage space for tools, garden equipment, bikes and space for our hobbies, e.g. potting plants, woodworking etc.
4. For the reason mentioned previously, it will not be overbearing.

The proposal meets Design Policy 1 of the Campbell Park Neighbourhood plan in the following manner:

1. For reasons mentioned above, it will integrate into its surroundings, in terms of scale, density and design; it will not only respect but enhance the character of the area.

In so much as any extension or proposed outbuilding can meet Environmental Policy 1 of Campbell Park Neighbourhood Plan the proposal does so in the following manner:

1. The design of the shed along with the formalised lawns and garden plantings, will not harm but enhance the character of the area, as compared to the neighbouring gardens with their metal sheds and plastic marquees.

My wife and I highly value the greenery, light, openness and layout of Milton Keynes. We moved here two years ago because we love it here.

We want to help improve our neighbourhood. We have often notified the council of abandoned trolleys, including returning some ourselves. We had wanted to volunteer to pick up litter locally but were discouraged to do so currently because of Covid but hope to do so soon.

It has been a labour of love to enhance the interior of our home since we moved here, and we are looking to extend the same into our garden.

I therefore ask that you would approve our application.

Sincerely

Samad Ali-Abdullah

**Application Number:** PS/540/15/423

**Description** Confirmation of Tree Preservation Order PS/540/15/423

**At** Land Between Lower End Road, Wavendon and Tavistock Close, Woburn Sands and along Cranfield Road, Woburn Sands, Milton Keynes

**For** Milton Keynes Council

**Statutory Target:** 6<sup>th</sup> January 2021

**Extension of Time:** No

**Ward:** Danesborough and Walton

**Parish(s):** Wavendon/Woburn Sands

**Report Author/Case Officer:** Richard Edgington  
Senior Planning Officer

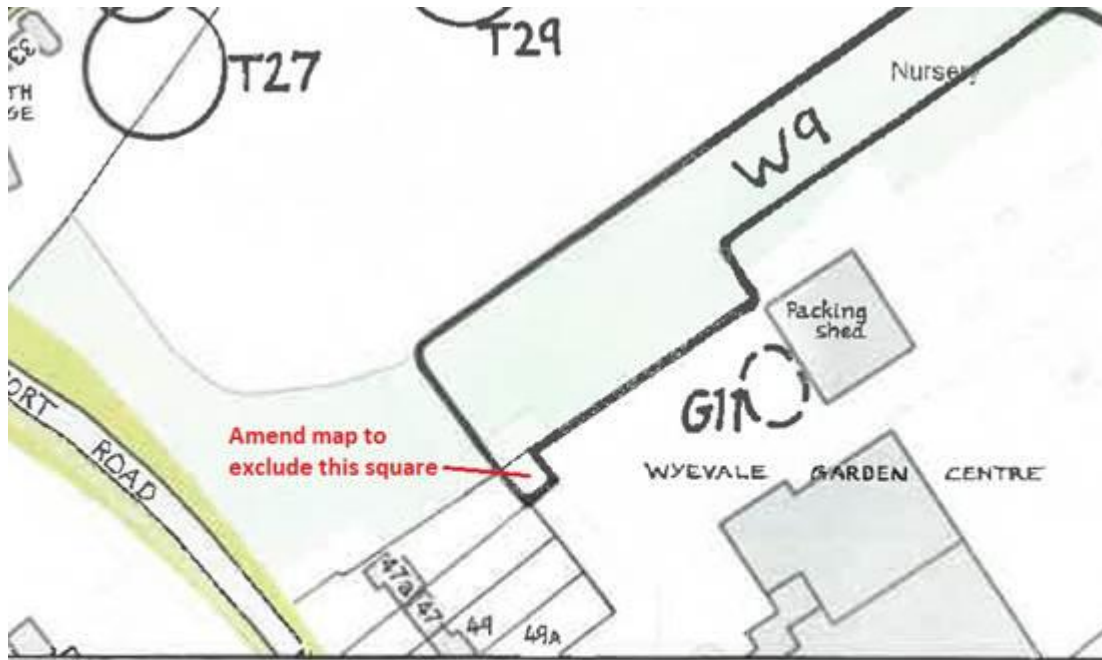
**Contact Details:** richard.edgington@milton-keynes.gov.uk  
07795 475592

**Team Manager:** Chris Nash  
Development Management Manager  
chris.nash@milton-keynes.gov.uk

## **1.0 UPDATE PAPER**

- 1.1 Following the publishing of the report one additional representation has been received. This representation objects to the inclusion of an additional two trees within the amended Tree Preservation Order, subject to this reference (Shown in Appendix One).
- 1.2 It is considered that these two particular trees, a Pine and a Western Red Cedar do have arboricultural merit. However, as these trees were not included within the original area Tree Preservation Order, the inclusion of these trees at this later stage would not be appropriate, as such it is recommended to members that in the event that the Tree Preservation Order is confirmed, these two trees do not form part of the order.

2.0 APPENDIX



in Lower End Road Wavendon and -  
- Tavistock Close Woburn Sands - TPO PLAN 2

D