

Application Number: 20/02267/FUL

Description Conversion of garage to living space and erection of a shed.

At 27 Hutton Avenue, Oldbrook, Milton Keynes, MK6 2QG

For Samad Ali-Abdullah

Statutory Target: 17.11.2020

Extension of Time: Yes - 18.12.2020

Ward: Central Milton Keynes

Parish: Campbell Park Parish Council

Report Author/Case Officer: Tamlin Barton
Planning Officer

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Development Management Manager
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1.0 RECOMMENDATION

1.1 It is recommended that planning permission is granted subject to conditions.

2.0 INTRODUCTION

The Site

2.1 The site contains a 2-storey end of terrace property within a residential area of Oldbrook on Hutton Avenue. The house has an internal garage on the ground floor and tandem car parking in front on a driveway beside a front garden. The rear of the plot contains a private rear garden bordered to the south-west and south-east by a low brick wall with wooden fence and trellis. The attached neighbour No.29 has the same plot layout and is separated from No.27 by a wooden fence. To the south-west the property bounds a footpath and area of landscaping running between Verity Place and Hutton Avenue. The rear garden backs on to a rear access path behind the terrace.

2.2 There are no relevant planning or land use constraints to the site.

The Proposal

2.3 The applicant is seeking planning permission for the following:

- Conversion of the internal garage space into a lounge with glazed doors to the front and rear elevations replacing garage doors. As part of this work the rear windows on the house will be converted to bifold doors.
- Construction of a timber clad shed in the rear garden surrounded by decking.

Reason for referral to committee

2.4 The application has been referred to panel following an objection from Campbell Park Parish Council on grounds of overdevelopment of the property, because of the size of the shed and the insufficient amount of private garden space this would create. The Parish Council considers that the proposal is contrary to Policies D3 and D5 of Plan:MK and also Design Policy 1 and Environmental Policy 2 of the Campbell Park Neighbourhood Plan.

Scope of debate/decision

2.5 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 4: Decision Making

Section 12: Achieving Well-designed places

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

The Development Plan

3.2 Neighbourhood Plan

The site is located within the area covered by the Campbell Park Neighbourhood Plan (2018). The following policies are relevant to the current development:

Environment Policy 2

Design Policy 1

3.3 Plan:MK (March 2019)

Policy D1: Designing a High Quality Place

Policy D2: Creating a Positive Character

Policy D3: Designing Buildings
Policy D5: Amenity and Street Scene
Policy CT10: Parking Provision

3.4 Supplementary Planning Documents/Guidance

Parking Standards SPD (2016)
New Residential Design Guide SPD (2012)

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

None

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Campbell Park Parish Council

Campbell Park Parish Council objected to the development on grounds of overdevelopment of the property because of the size of the shed the insufficient amount of private garden space this would create. It was considered that the proposal is contrary to Policies D3 and D5 of Plan:MK and also Design Policy 1 and Environmental Policy 2 of the Campbell Park Neighbourhood Plan. A request was made that the application was considered and determined by Development Control Panel.

5.2 Councillor Moriah Priestley – Central Milton Keynes

No comments received

5.3 Councillor Pauline Wallis – Central Milton Keynes (member of DCP/DCC)

No comments received

5.4 Councillor Paul Williams – Central Milton Keynes

No comments received

5.5 Third Party/Neighbour Comments

No comments received

6.0 **MAIN ISSUES**

Design, Character and Appearance
Impact on Residential Amenity
Parking and Highways

7.0 **CONSIDERATIONS**

Design, Character and Appearance

- 7.1 The alterations to the garage replace the existing garage doors with glazed bifold doors. On the front elevation, the existing garage door is recessed under the upper floor and therefore alteration of this part of the building would not be particularly noticeable. While the majority of garage infills in the surrounding area have been carried out in brick, the use of glazing in this instance is not considered to adversely impact the character of the street scene because the terrace and those nearby have window and door details which are quite varied and the main elevations are not part of a highly sensitive design scheme. In terms of detail, the aspect ratio of the glazing panes is considered to work well with the wide and narrow pattern of window frames on the terrace and when the doors are open, this will create a visual impact not unlike the current garage door when opened. As a result of the above assessment, officers consider the front glazing for the new lounge acceptable.
- 7.2 Bifold doors infilling the garage on the rear elevation will not have extensive public visibility because of the garden fence and are therefore not considered to be a concern from a design perspective. Replacement of the adjacent rear window with single-pane bifold doors will have no significant impact the look of the dwelling and is therefore considered acceptable.
- 7.3 The raised decking does not raise design concerns and in any case such work, given the limited height, could be constructed under permitted development.
- 7.4 While the shed is quite long in comparison to the width of the dwelling and terrace, it does not take up an excessive amount of the rear garden space at approximately 15%. The height of the structure, single-storey and with a flat roof, is considered not to detract from the terrace block. Taken as a whole, the amount of development posed by the shed structure is considered acceptable in footprint and height. When coming to this conclusion it should be noted that the proposed shed is only 30cm above permitted development limits for an outbuilding incidental to the enjoyment of the dwellinghouse.

- 7.5 The simple flat-roofed form of the shed is not considered to look out of place in a rear garden and examples of other flat roofed structures can be found in the rear gardens of other properties in Oldbrook. The use of timber cladding, while contrasting with the brick finish of the terrace, is a material frequently used for outbuildings and therefore it is considered to cause no harm to the appearance of the area when viewed from the public right of way to the south-west. In any case, only a small amount of the structure will project above the fence line. There are no design concerns over the style of slim double doors on the shed.
- 7.6 In summary, officers consider the proposal to be a reasonable development in relation to the site and character of the area and the scale and design has an acceptable degree of integration within the surroundings considering the small amount of development proposed. Given these findings, the proposal is considered to accord with design policies D1-D3 of Plan:MK and parts a) and e) of Design Policy 1 of the Campbell Park Neighbourhood Plan.

Impact on Residential Amenity

- 7.7 The internal garage alterations do not create residential amenity concerns for neighbours. Any overlooking caused by the front lounge doors will only impact the public realm which is not a sensitive area. Both sets of rear doors will face the private garden and pose no cause significant overlooking impacts to No.29 because of the boundary fence.
- 7.8 The shed will slightly project above the fence line separating No.27 and No.29. Nevertheless, this is set back over 1m from the boundary and at the height proposed, this will not result in any significant overshadowing of the neighbour's garden. The limited height and length of the shed is not considered overbearing. None of the doors on the shed pose privacy concerns for this neighbour because of the boundary fence.
- 7.9 Following the New Residential Development Design Guide (2012), it is recommended that gardens for a family dwelling have a minimum depth of 10m depth. In this case, more than half the width of the garden will remain at full length, some 13m long, and more than half the garden will remain at full width. It is considered therefore that the amount of garden space remaining will still meet the reasonable needs of occupants.
- 7.10 Environment Policy 2 of the Campbell Park Neighbourhood Plan states that new developments should protect local amenity where appropriate. It is considered in this case that the proposal cannot be considered to adversely impact local amenity.
- 7.11 In summary, the proposal is considered compliant with amenity policy D5 of Plan:MK, Environment Policy 2 and part j) of Design Policy 1 of the Campbell Park Neighbourhood Plan.

Parking and Highways

- 7.12 Garages are not counted as allocated parking spaces following the Parking Standards SPD (2016) and therefore the proposal to convert the garage into a lounge does not reduce the number of allocated parking spaces for the dwelling.

Additionally, the proposal does not increase the number of bedrooms at the dwelling. As a result of both, the proposal is found not to be in conflict with the Parking Standards SPD (2016) and therefore the proposal is found to accord with parking policy CT10 of Plan:MK.

8.0 CONCLUSIONS

- 8.1 The proposal is found to be in accordance with the development plan and therefore planning permission should be approved, subject to conditions.

9.0 CONDITIONS

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

Received 22.09.2020:
Location Plan - Rev A

Received 28.09.2020:
PROPOSED PLANS & ELEVATIONS – 27HA-3 Rev B

Received 29.09.2020:
PROPOSED SHED PLANS & ELEVATIONS – 27HA-4A

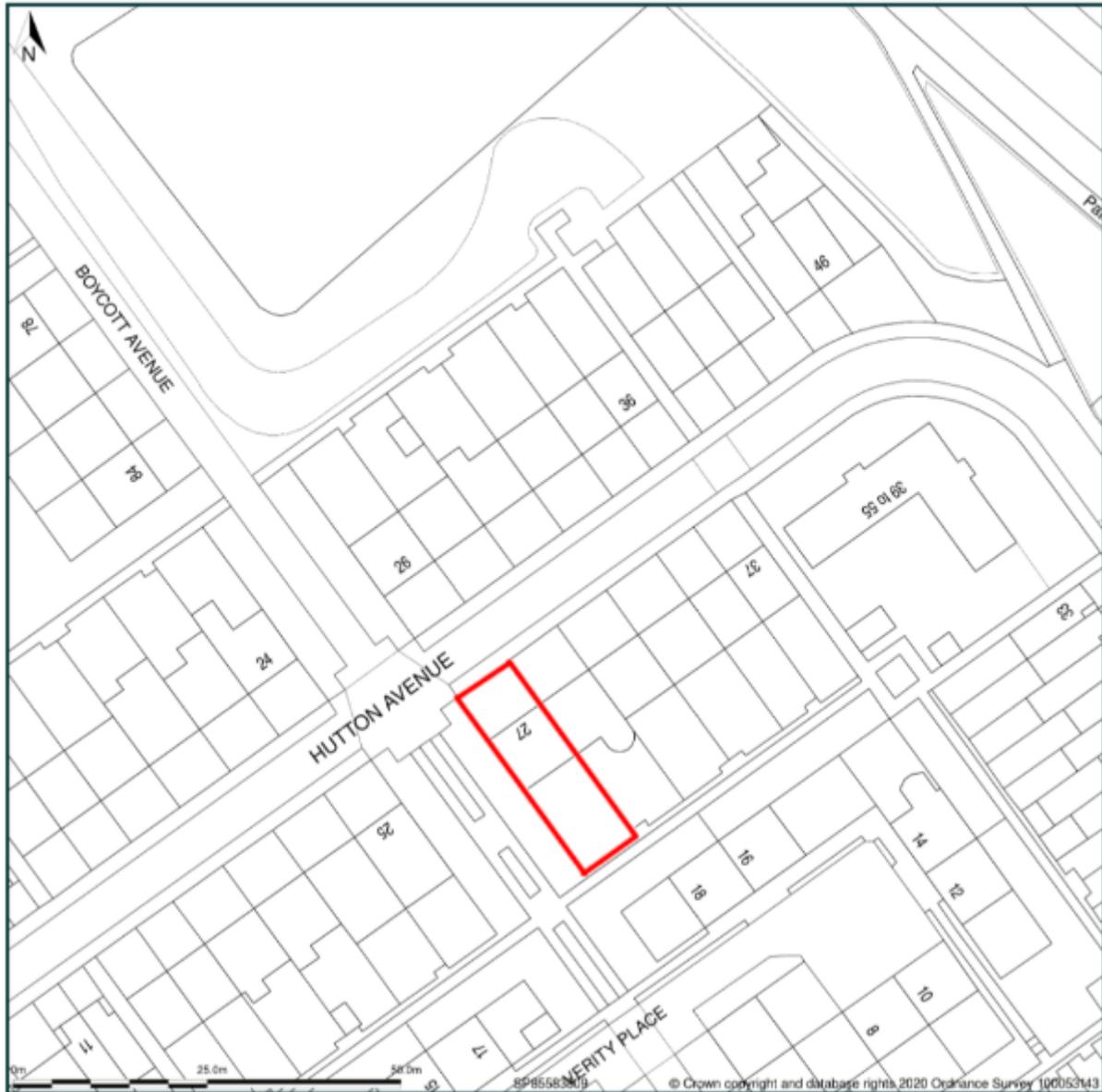
Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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

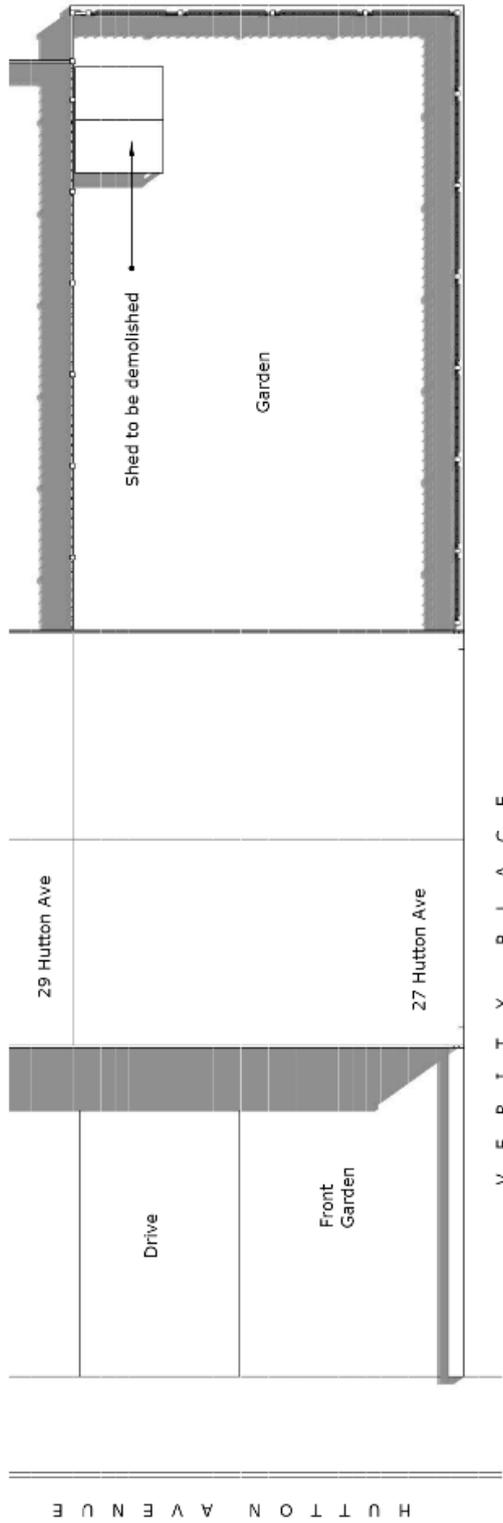
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

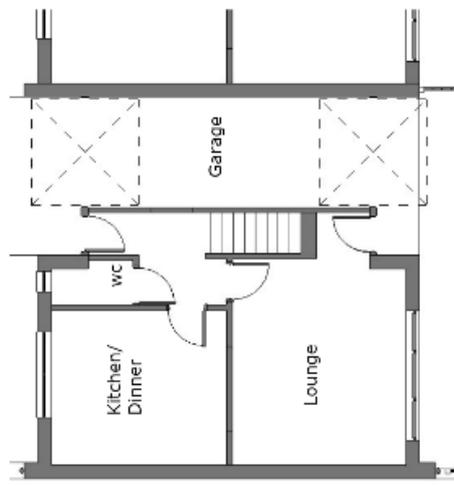
Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D1, D2, D3, D5 of Plan:MK



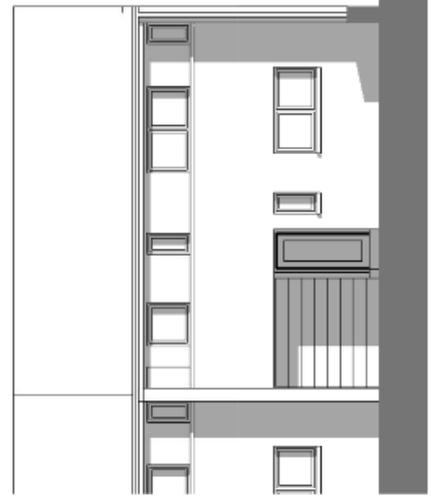
Location Plan



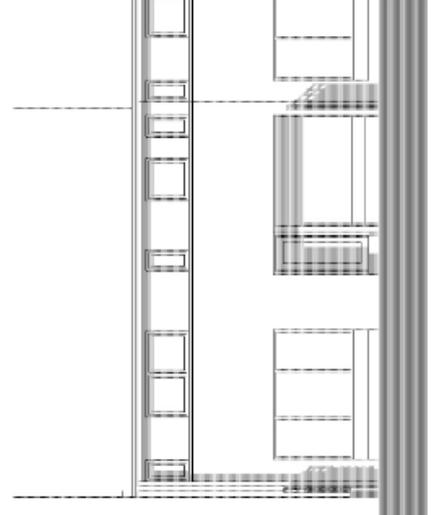
2
1
Site Plan
1:100



2
2
Existing Ground Floor Plan
1:100

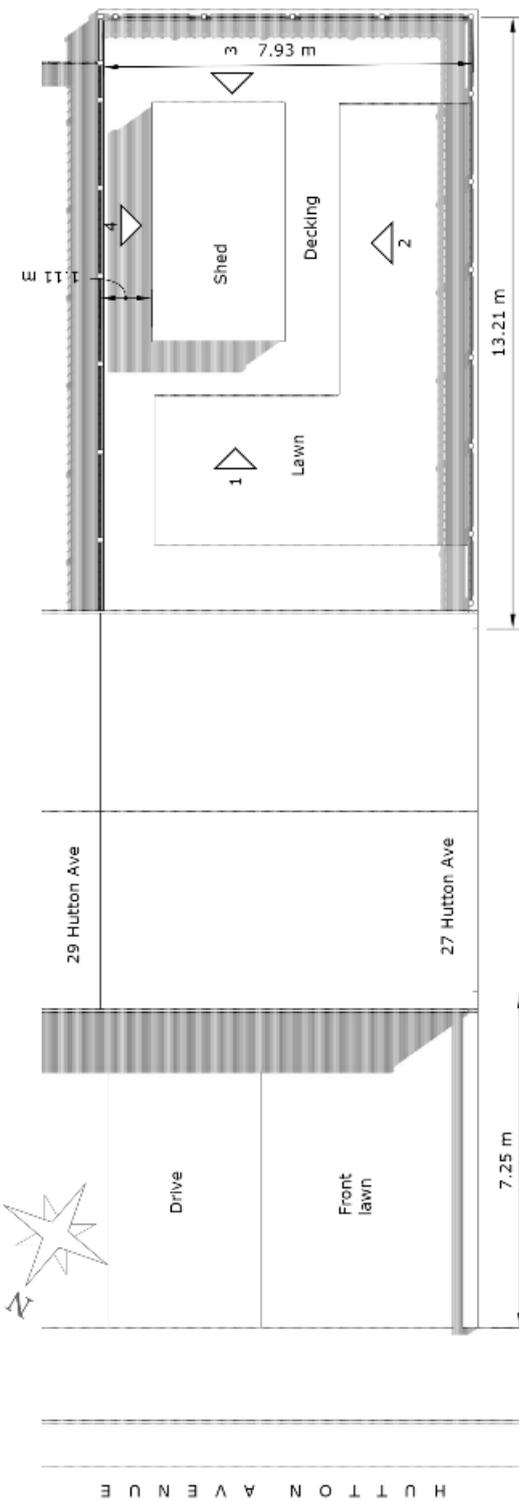


2
3
Existing Front Elevation
1:100

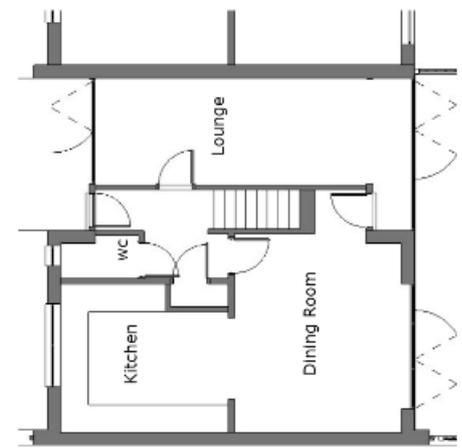


2
4
Existing Rear Elevation
1:100

27 HUTTON AVENUE MK6 2QG - EXISTING PLANS & ELEVATIONS



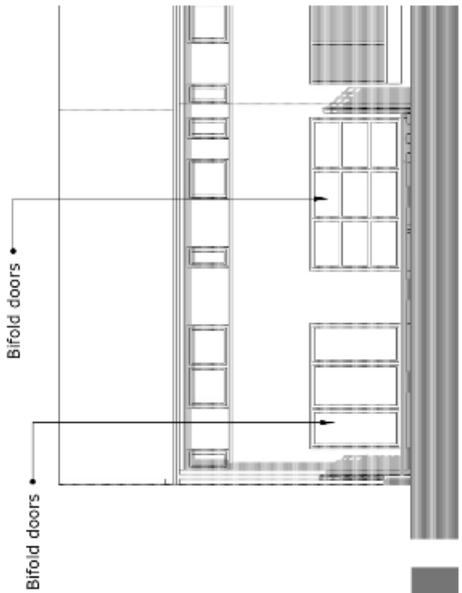
3 Site Plan
1 1:100



3 Proposed Ground Floor Plan
2 1:100

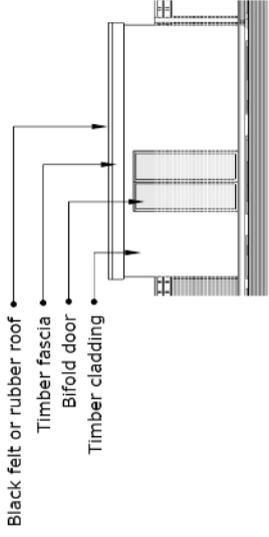
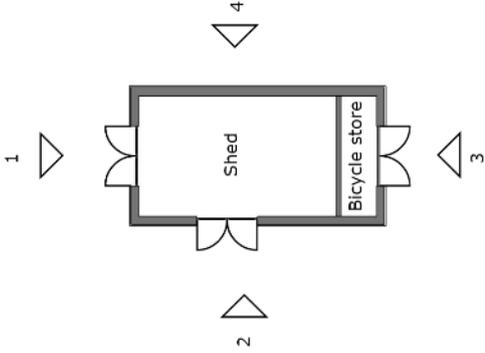


3 Proposed Front Elevation
3 1:100

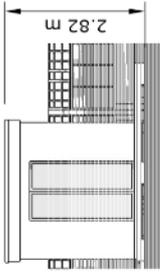


3 Proposed Rear Elevation
4 1:100

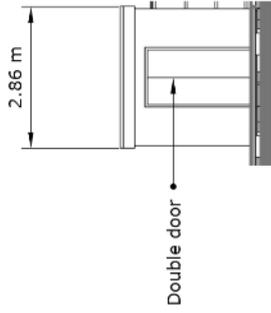
27 HUTTON AVENUE MK6 2QG - PROPOSED PLANS & ELEVATIONS



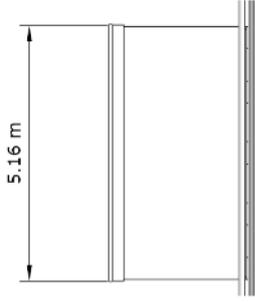
4
3
1:100
Proposed Elevation 2



4
2
1:100
Proposed Elevation 1



4
4
1:100
Proposed Elevation 3



4
5
1:100
Proposed Elevation 4

4
1
1:100
Proposed Shed Floor Plan

A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Campbell Park Parish Council

The Planning, Infrastructure & Transport Committee of Campbell Park Parish Council considered this application at its meeting on the 5th October 2020, however, as the Public Access system was unavailable at the time of the meeting, the Committee have since reviewed this application in more detail. Committee have resolved to object to this application on the grounds of overdevelopment due to the size of the shed. The proposal fails to leave sufficient private amenity space. Therefore the proposal is contrary to policies D3 & D5 of Plan:MK and Design Policy 1 & Environment Policy 2 of the Campbell Park Neighbourhood Plan. Committee requests that the application is considered and determined by Milton Keynes Council Development Control Panel.

A1.2 Councillor Moriah Priestley – Central Milton Keynes

No comments received

A1.3 Councillor Pauline Wallis (member of DCP/DCC) – Central Milton Keynes

No comments received

A1.4 Councillor Paul Williams – Central Milton Keynes

No comments received

A1.5 Third Party/Neighbour Comments

No comments received