

**Application Number: 16/03157/FUL  
Other**

**Two storey rear extension (resubmission 16/00907/FUL)**

**AT 62 Belsize Avenue, Springfield, Milton Keynes**

**FOR Mr And Mrs Fernandes**

**Target:** 27th December 2016

(Extension of time: 26th January 2017 )

**Ward:** Campbell Park And Old  
Woughton

**Parish:** Campbell Park Parish Council

**Report Author/Case Officer:** Samantha Taylor

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## **1.0 INTRODUCTION**

*(A brief explanation of what the application is about)*

- 1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.
- 1.2 This application is referred to the Development Control Panel for determination due to an objection received from Campbell Park Parish Council

## **1.3 The Site**

The application site is located in the residential area of Springfield. No.62 Belsize avenue is a two storey detached dwelling located on the south-eastern side of Belsize Avenue. The existing dwelling has a tile hung and facing brick exterior with a concrete roof.

- 1.4 To the south west of the application site is No. 60 Belsize Avenue, a detached residential property. To the south east is an area of landscape buffer before the canal. To the north east is the rear garden spaces of Nos. 64-70 Belsize Avenue.

## 1.6 The Proposal

This application seeks planning permission for a two storey rear extension. The ground floor extends to the rear of the property by a maximum of 7.8 metres. The first floor extension is site above the existing single storey ground floor element and will extend to 5.2 metres from the rear elevation of the dwelling.

- 1.7 The application drawings show the loft conversion to be part of the proposed development but this has not been included as part of the description of proposed development. This part of the development has been granted under a Lawful Development Certificate and has not been considered as part of this application.

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National Policy

National Planning Policy Framework (2012) paragraphs:

Paragraph 14 Presumption in Favour of Sustainable Development  
Paragraph 7 – Requirements for achieving sustainable development  
Paragraph 17 –Core Planning Principles  
Paragraph 39 – Parking Standards

### 2.2 Local Policy

#### 2.3 Core Strategy 2013

CS13 - Ensuring High Quality Well Designed Places;

#### 2.4 Milton Keynes Local Plan 2001-2011 (Saved Policies)

D1 - Impact of Development Proposals on Locality  
D2 - Design of Buildings  
T15 Parking

#### 2.5 Supplementary Planning Document

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

#### 2.6 Neighbourhood Plan

The Campbell Park Neighbourhood Plan area has been designated, however there is no available draft neighbourhood plan or policies. As such, no weight has been given to the designation of the neighbourhood plan area.

### **3.0 MAIN ISSUES**

*(The issues which have the greatest bearing on the decision)*

3.1 The main issues for the consideration of this application comprises as follows:

- Principle of Development
- Design of buildings
- Impact on the Streetscene
- Impact on Neighbouring Properties

### **4.0 RECOMMENDATION**

*(The decision that officers recommend to the Committee)*

4.1 It is recommended that planning permission be granted subject to the conditions set out at section 6 of this report.

### **5.0 CONSIDERATIONS**

*(An explanation of the main issues that have led to the officer Recommendation)*

#### 5.1 Principle of Development

Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 allows for the extension to dwellings, as such the proposed development is considered acceptable in principle. This policy also states that extensions will only be permitted subject to considerations of design, scale and siting which are discussed further on in this report. Prior to the submission of the current application, an application for a Lawful Development Certificate in regards to the second floor loft conversion and dormer was sought. The Council considered the application and accepted this would comply with the requirements of the Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO 2015). As such, planning permission is not required, nor has it been sought under the description submitted as part of this application.

#### 5.2

The applicant has also sought to confirm that part of the ground floor extension would comply with the requirements set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. A prior notification application was submitted which officers considered complied with the additional rights currently allowed for within the Town and Country Planning (General Permitted Development) (England) Order 2015. As such prior notification was not required and the development was considered acceptable. This relates to an extension from the rear of the dwelling house that would replace the conservatory and extend by 7.73 metres to the rear and 3.2 metres wide. The principle of a single storey rear extension has been established under the earlier prior approval application.

#### 5.3 Design of buildings

Saved policy D2 of the Milton Keynes Local Plan 2001-2011 required development proposal to secure good design and contains criteria that must

be fulfilled. The criteria that is relevant to the consideration of this application is:

- 5.4 “ Development proposals for buildings will be refused unless they:
- i) Are in scale with other building in the immediate vicinity ....
  - ii) Relate well to and enhance the surrounding environment
  - iii) Provide access for those with impaired mobility
  - iv) Allows for visual interest through the careful use of detailing...”
- 5.5 Good design is a key aspect of sustainable development and should contribute positively to making places better for people. This requirement is outlined within the National Planning Policy Framework, Section 7.
- 5.6 The existing front elevation incorporates a similar front projection with gable roof to those proposed as part of the rear extensions. The proposed extension is located at the rear of the property and incorporates pitched gable roofs above the ground floor and first floor projecting elements. The design seeks to reinforce this element on the rear of the property which is considered to be an acceptable design.
- 5.7 In response to the accepted ground floor rear extension, consideration has been had to the cumulative impacts of the proposed development which now includes additional ground floor volume and a first floor extension. The additional volume and footprint proposed as part of this application are considered not to result in the over development of the plot.
- 5.8 The proposed extensions would be constructed from materials which match the existing facing brick and tile hung façade as such the proposed materials are considered to be acceptable.
- 5.9 The proposed development would be compliant with saved Policy D2 of the Milton Keynes Local Plan 2001-2011 as the scale of the proposed extension would not detract from the character of the host dwelling.
- 5.10 Impact on the Street scene
- Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 required development proposals to relate well to the surrounding environment and be in scale with the surrounding environment.
- 5.11 Notwithstanding that the proposed design is considered to be acceptable, as set out in Section 5.4 to 5.9 of the report, the development is sited at the rear of the dwelling which would allow limited public views of the site from Belsize Avenue. The proposed two storey extension by reason of its size, scale and matching materials is considered to be in keeping with the character of the area and would not cause a visual intrusion from the public realm.
- 5.12 The proposed development is not considered to cause harm to the character and appearance of the area or streetscene and would accord with Saved Policy D2 of the Milton Keynes Local Plan 2001 - 2011.

### 5.13 Impact on Neighbour Amenity

With regards to the impact on neighbouring amenity, the extension has been assessed in relation to saved policy D1 of the Milton Keynes Local Plan 2001-2011, the relevant parts of which for this application are as follows:

“Planning permission will be refused for development that would be harmful for any of the following reasons:

iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight”

- 5.14 Within the submitted drawings, a 45 degree sight line has been included which assesses the impact of proposed development from the perspective of the adjacent neighbours at No. 60 Belsize Avenue. As shown on the drawings, the proposed extensions will not breach this sight line and are considered not to cause a unacceptable visual intrusion.
- 5.15 The proposed extension would be 2.5 metres to the eaves, at the closest point to the shared boundary with no. 60 Belsize Avenue. This would be the eaves height of the ground floor extension. The gabled roof would bring the bulk of the roof form away from the shared boundary. The modest eaves height and design of the roof ensure that any loss of light to no. 60 Belsize Avenue would be limited.
- 5.16 The two storey element of the proposed extension is sited along the shared boundary with no. 70 Belsize Avenue. The required spacing and separation distance, as set out in the New Residential Design Guide Supplementary Planning Document for side to rear distances is 13.7metres. The spacing and separation distance between the side elevation of no. 62 Belsize Avenue and the rear elevation of no. 70 Belsize Avenue would be 16 metres. This distance falls about the required standard and it is considered that any loss of light as a result of the proposed development would be minimal. It is also considered that the proposed extension would not cause a visual intrusion to the occupiers of no.70 Belsize Avenue.
- 5.17 The proposed development incorporates a new first floor window along the north east elevation. This window will serve an en-suite bathroom and would have a restricted opening and be obscure glazed. As such, there will be limited harm through the potential for overlooking of the rear garden spaces of nos. 64-70 Belsize Avenue. A condition should be imposed on any planning permission requiring this window to remain obscure glazed.
- 5.18 The proposed development incorporates an amendment to an existing window in the north west elevation to extend the span of the window. This window is shown to be obscure glazed on the plans in order that any potential for overlooking is reduced. The window is not considered to cause harm to neighbouring amenity through a loss of privacy because it would be obscurely glazed. It is considered necessary to impose a condition on any planning permission which ensures this window will be retained as obscure glazed.

5.19 The proposed ground floor extension, as a result of its size and pitched roof form is not considered to result in any significant loss of light to the inhabitants of the neighbouring property No. 60 Belsize Avenue and is therefore considered acceptable. The proposed first floor extension is located along the north east elevation away from No.60 Belsize Avenue and would not cause unacceptable harm through a loss of light or privacy. This part of the proposal is faced by the rear elevation of properties Nos. 64-70 Belsize Avenue. Due to the degree of spacing and separation of 16 metres, which is above that required for side to rear distances within the New Residential Design Guide Supplementary Planning Document, the proposed development is considered not to have a harmful impact on the amenity of the occupiers of Nos. 64-70 Belsize Avenue. The proposed development is considered to accord with saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

5.20

#### Conclusion

The proposed development would be acceptable in principle and would not result in any unacceptable impact on residential amenity and the design would be acceptable. It is recommended that planning permission is granted subject to the conditions set out below:

## 6. CONDITIONS

0 *(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

1) The development hereby permitted shall be begun 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 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2) The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which closely match those of the existing building.

Reason: To ensure that the development does not detract from the appearance of the locality and to accord with saved policy D2(iv) of the Milton Keynes Local Plan 2001-2011.

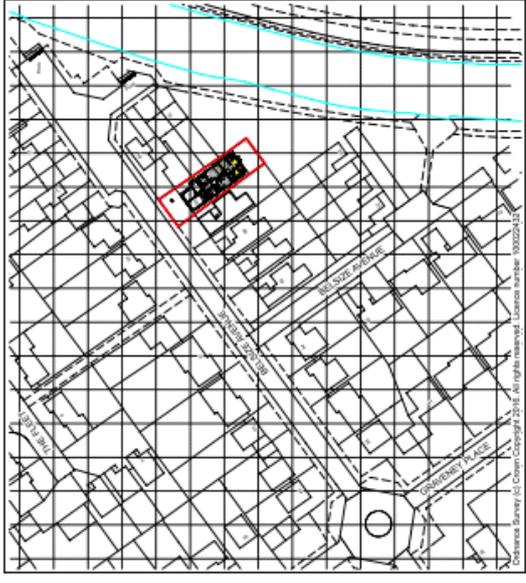
3) The window identified on the drawing 15044-500 to be on the Proposed LHS Elevation at first floor level shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent. It shall not be altered to clear glazing.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers.

4) The three windows identified on the drawing 15044-500 to be on the Proposed RHS Elevation at first floor level shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent. It shall not be altered to clear glazing.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers.

**Planning application documents**  
Subject to local authority planning decision (NOT FOR CONSTRUCTION)

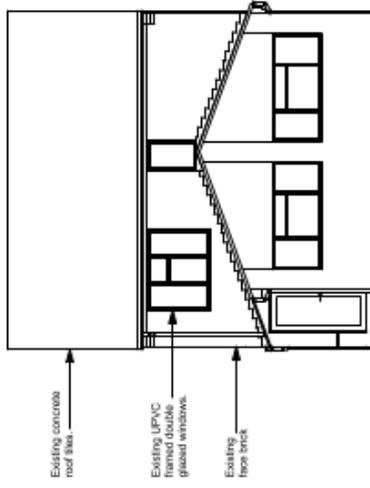


**Ordnance survey plan**  
Scale 1:1250

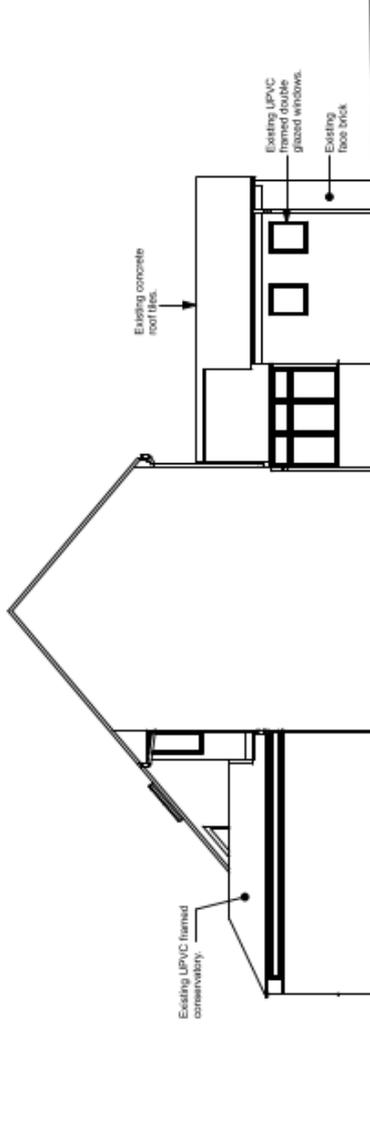


<b>Client: Mr &amp; Mrs Fernandes</b>	<b>SKETCH3D</b> Design & Drafting <small>Professional Services Ltd. 01953 60000</small>
<b>Project: Double storey rear extension &amp; loft</b>	
<b>Site address: 67 Balgownie Avenue, Scunthorpe</b>	

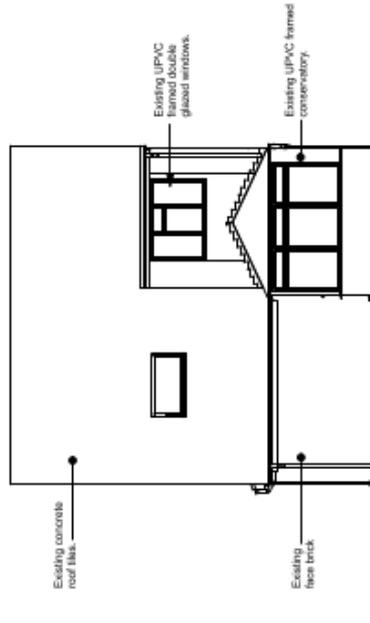
**Planning application documents**  
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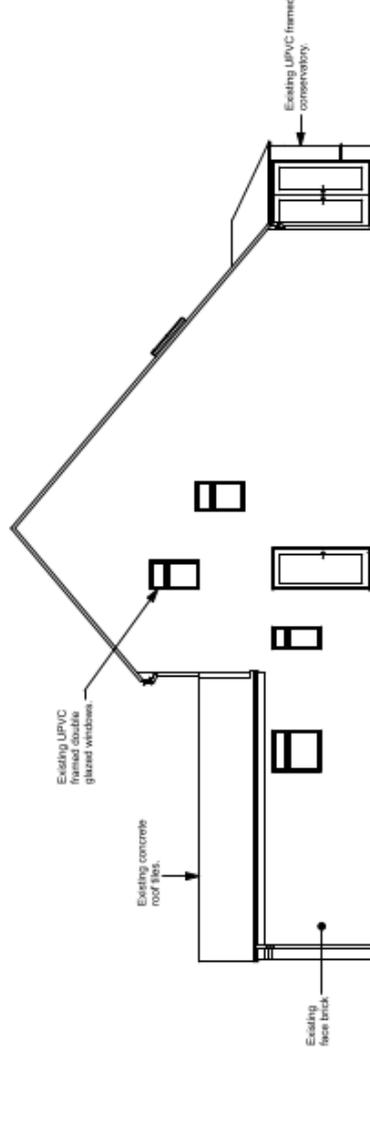
**Existing Front Elevation**  
Scale 1:100



**Existing LHS Elevation**  
Scale 1:100

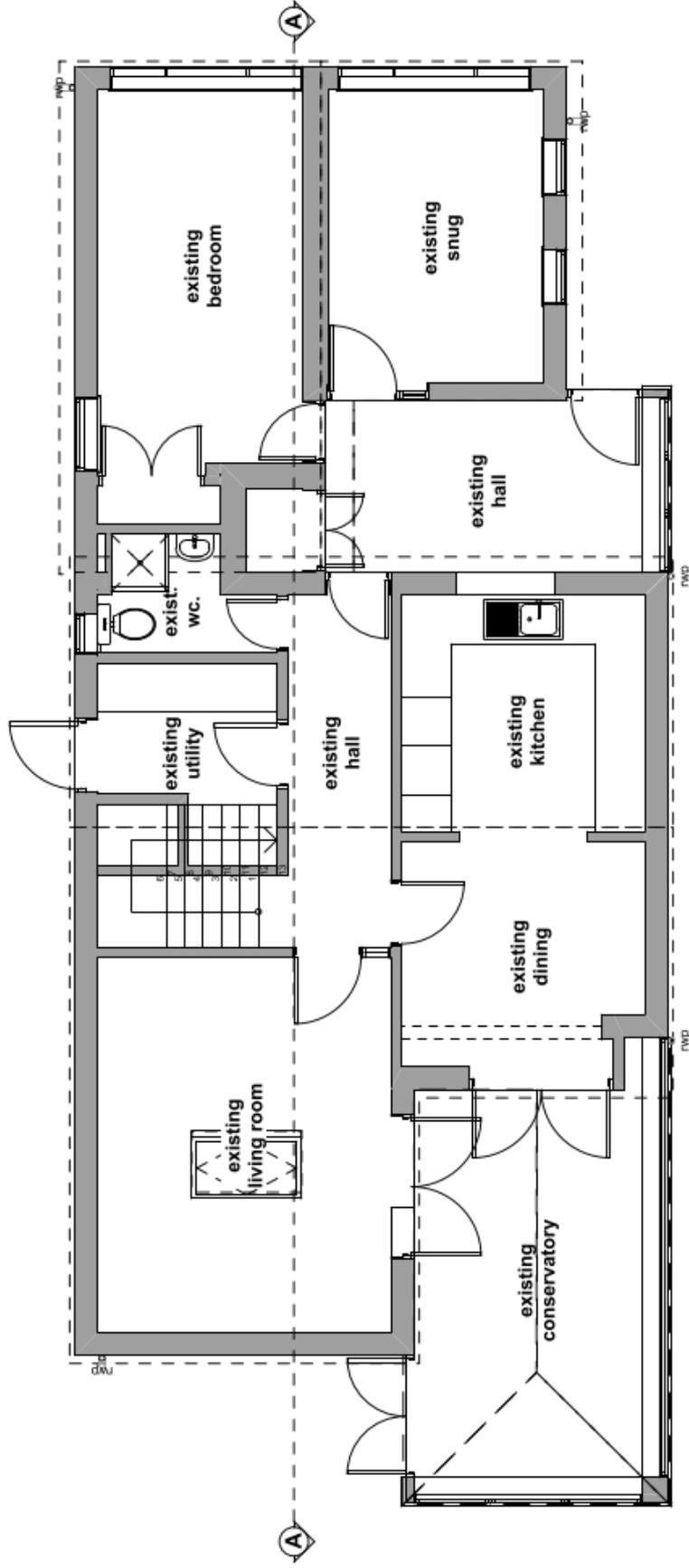


**Existing Rear Elevation**  
Scale 1:100



**Existing RHS Elevation**  
Scale 1:100

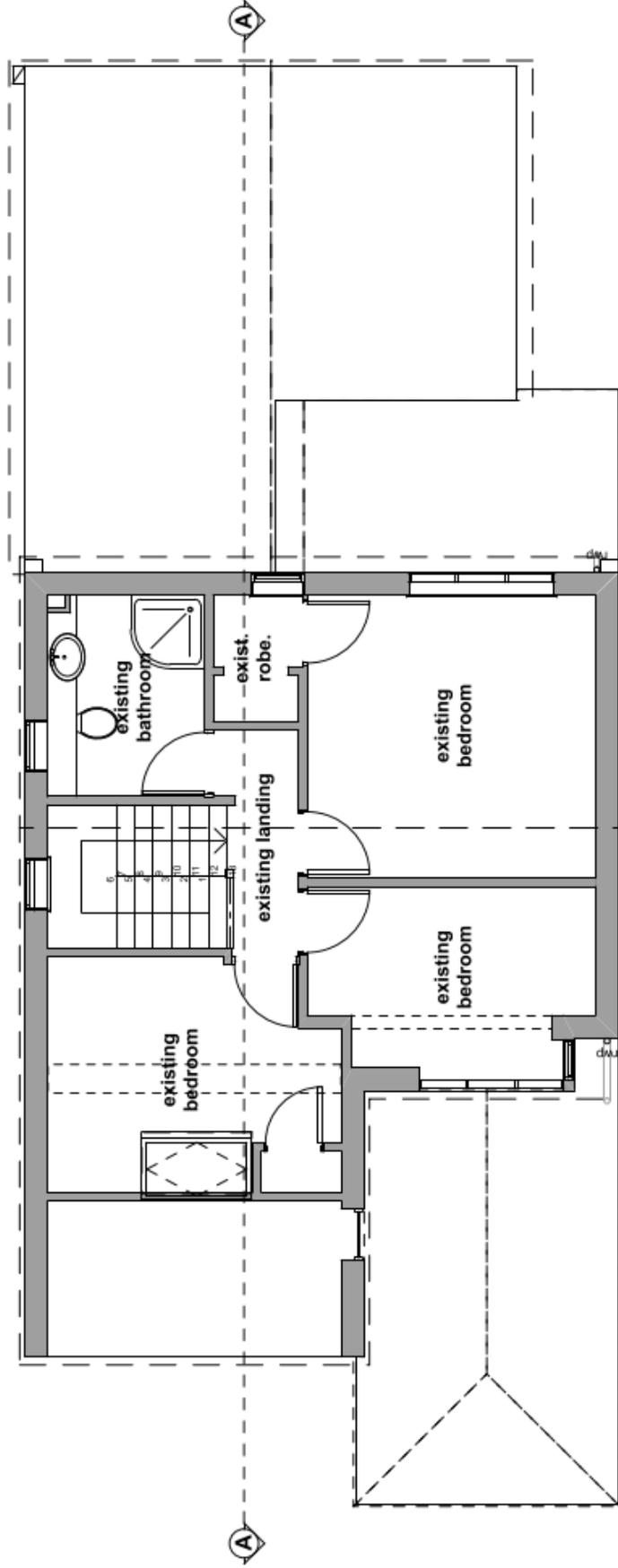
**Planning application documents**  
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**Existing Ground Floor**



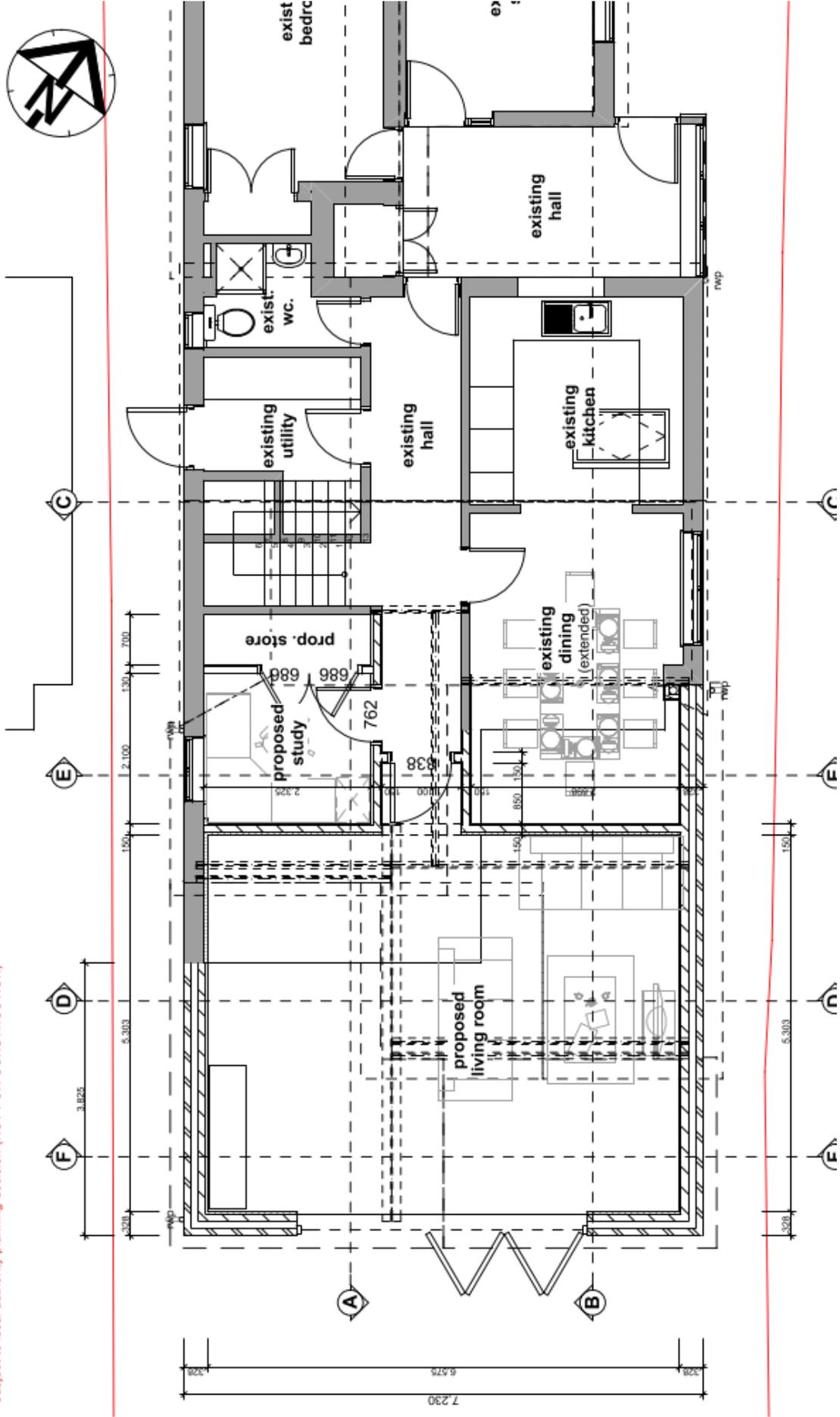
**Planning application documents**  
Subject to local authority planning decision (NOT FOR CONSTRUCTION)



Existing First Floor



**Planning application documents**  
Subject to local authority planning decision (NOT FOR CONSTRUCTION)



## **Appendix to 16/03157/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

*(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)*

#### **A1.1 16/00223/CLUP**

Certificate of lawfulness for the proposed loft conversion with rear dormer and the increasing in size of an existing window on the south-western side elevation

Certificate Lawful Use Proposed Lawful 31.03.2016

#### **16/00907/FUL**

Demolition of existing conservatory and erection of part two and part single storey rear and side extension.

Withdrawn 15.07.2016

#### **16/01760/FUL**

Prior notification for a proposed single storey rear extension measuring 7.735 metres from the rear wall of the existing dwelling with a maximum ridge height of 4.0 metres and maximum eaves height of 2.7 metres

Prior Approval Required and Refused 02.08.2016

#### **16/02691/FUL**

Prior notification for a single storey rear extension projecting by 7.735 metres from the rear wall and measuring 4 metres to the ridge and 2.7 metres to the eaves

Prior Approval Not Required 28.10.2016

### **A2.0 ADDITIONAL MATTERS**

*(Matters which were also considered in producing the Recommendation)*

#### **A2.1 None**

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

*(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)*

<b>Comments</b>	<b>Officer Response</b>
A3.1 British Waterways  No comments to make.	Noted.
A3.2 Cranfield Airport  No comments received	Noted.
A3.3 Parish - Campbell Park <i>The Committee objected to the proposed development on the grounds that by virtue of its siting and scale, introduce a large and bulky extension resulting in an unsympathetic and incongruous feature in the streetscene which is out of character with the dwelling and the wider area and would appear overbearing and dominant from the rear. The proposal is therefore contrary to paragraph 64 of the National Planning Policy Framework and Policies D1, D2 and D2A of the MK Local Plan 2001-2011.</i>	See paragraphs 5.10-5.14
A3.4 Ward - Campbell Park And Old Woughton - Cllr Brackenbury  No comments received	Noted.
A3.5 Ward - Campbell Park And Old Woughton - Cllr McDonald  No comments received	Noted.

A3.6

Ward - Campbell Park And Old Woughton - Cllr McCall  
No comments received

A3.7

**Local Residents**

No third party representations were received.

The occupiers of the following properties were notified of the application:

65 Belsize Avenue Springfield Milton Keynes  
60 Belsize Avenue Springfield Milton Keynes  
70 Belsize Avenue Springfield Milton Keynes  
68 Belsize Avenue Springfield Milton Keynes  
66 Belsize Avenue Springfield Milton Keynes  
64 Belsize Avenue Springfield Milton Keynes  
63 Belsize Avenue Springfield Milton Keynes

No neighbour observations received.