

Application Number: 17/01166/FUL**Loft conversion with dormer to rear roofslope and rooflights to front and rear roofslopes****AT 5 Carriers Close, Hanslope, Milton Keynes****FOR Mr & Mrs Ainsworth****Target:** 23rd June 2017**Ward:** Newport Pagnell North And
Hanslope**Parish:** Hanslope Parish Council**Report Author/Case Officer:** Danika Hird**Contact Details:** 01908 252926 danika.hird@milton-keynes.gov.uk**Team Leader:** Helen Lowe Development Management Manager East Team**Contact Details:** 01908 253629 helen.lowe@milton-keynes.gov.uk

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. 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 Hanslope Parish Council.

1.3 The Site

The application site is a detached, two-storey, red brick dwelling located on Carriers Close in Hanslope. The application site is situated in a small cul-de-sac containing five dwellings. To the north-east of the application site (front of the dwelling) is neighbouring property No.8 High Street with No.11 St James Close to the south. To the south-east of the site is Holywell House, High Street with No.1A St James Close being situated to the south-west. The application site is adjoined from the north-west by 4 Carriers Close.

The site falls within Hanslope's conservation area. The south-western boundary of the application site forms the boundary of Hanslope's conservation

area.

1.4 The Proposal

This application seeks planning permission for installation of three rooflights to the front and rear of the property. In addition to this, a flat-roof rear dormer window is proposed above the rear gable feature of the dwelling. The proposed development would create a second floor within the property to accommodate two bedrooms and a shower room.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework, 2012

Paragraph 7 – Requirements for achieving sustainable development

Paragraph 14 – Presumption in favour of sustainable development

Paragraph 17 – High Quality Design & Appropriate Conservation of Heritage Assets

Paragraph 64 – Impact of Character and Appearance of the Area

Paragraph 134 – Where less than substantial is identified, consideration of the public benefits should be had

Section 12 – Historic Environment

2.2 Local Policy

Core Strategy, 2013

Policy CS12 - Delivering Successful Neighbourhoods;

Policy CS13 - Ensuring High Quality Well Designed Places;

Policy CS19 – The Historic and Natural Environment

2.3 Saved Policies Milton Keynes Local Plan 2001-2011

Policy D1 - Impact of Development Proposals on Locality;

Policy D2 - Design of Buildings;

Policy HE5 – Development Affecting the setting of a Listed Building;

Policy HE6 – Conservation Areas;

Policy T15 - Parking Provision;

2.4 Supplementary Planning Documents

Parking Standards, 2016

2.5 Legislation

Section 66 & 72 of the Planning (Listed Building and Conservation Areas) Act

1990.

3.0 MAIN ISSUES

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

- 3.1 - Principle of Development
- Design
- Impact on Heritage Assets
- Impact on Neighbouring Properties
- Parking Provisions

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 the end of this report.

5.0 CONSIDERATIONS

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

5.1 Background

Prior to the submission of this application, a Certificate of Lawful Development (ref: 17/00368/CLUP) was submitted to the Local Planning Authority for the works which are proposed within this current application. The proposed works were deemed unlawful on 07th April 2017 as the rear dormer window cannot be erected under Permitted Development as the application site falls within Hanslope's conservation area.

- 5.2 The proposed rooflights would be permitted development however as they included within the same application as the dormer window, these were considered unlawful as a split decision cannot be issued on a Certificate of Lawful Development. As such, it is acknowledged that the fall back position for this application would be that the rooflights could be installed under Permitted Development and therefore this report will largely focus on the aspect of the development which requires planning permission, the rear dormer window.

5.3 Principle of Development

Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 sets out the criteria which govern the design of new buildings and extensions to existing buildings. This policy ensures the design of any proposed extension will relate well to the surrounding area and character of the original building. The last sentence of this policy states that: "extensions to existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building". An extension to the dwelling would be acceptable in principle subject to the extension not detracting from the character of the original building, conservation area, nearby listed building nor should it result in an adverse impact on the amenity of neighbouring properties or the site's parking provisions.

5.4 Design

Saved Policy D2 of Milton Keynes Local Plan 2001 – 2011 states “extensions to existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building”. 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.

- 5.5 The application site is located within a small cul-de-sac off of the High Street in Hanslope within Hanslope’s conservation area. Properties in Carriers Close were constructed in the early 1990s. The application building is of a modern, standard house type design in which a dormer window sited to the rear would sit comfortably. Furthermore the use of matching materials ensures the development integrates satisfactorily with both the host dwelling and locality. The proposed development is considered to be small scale in context with application building and site. Rooflights have been introduced to buildings within the local area and therefore proposed rooflights would not detract from character and appearance of the local area. The scale of the proposed works is considered not to detract from the character of the original building. The development would comply with saved policy D2 of Milton Keynes Local Plan 2001 – 2011 and Section 7 of the National Planning Policy Framework 2012.

5.6 Impact on Heritage Assets

The application site is situated within Hanslope’s Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Recent cases in the High Court of Appeal have placed emphasis on Local Planning Authorities ensuring that great weight is attached to these duties. Saved Policy HE6 of the Milton Keynes Local Plan 2001 – 2011 and Core Strategy Policy CS19 reflect the aforementioned duty and require development proposals to protect and enhance the significance of the Borough’s heritage assets. Section 12 of the National Planning Policy Framework also seeks the preservation and enhancement of the historic environment.

- 5.7 The proposed dormer window is to be located to the rear of the property and therefore would not be highly visible when viewed from the public realm. As outlined above, Carriers Close is formed by relatively modern properties which are traditional in design to ensure their siting does not detract from the character and appearance of Hanslope’s conservation area. As such, given the location of the site, development and its scale, it is considered that the proposed development would not appear as an incongruous feature to the host dwelling or Hanslope’s conservation area. In addition to this, the views of the proposed rear dormer are considered to be limited. There are obscured views to the rear of the application site from St James Close; however St James Close is not within Hanslope’s conservation area. Therefore, the

proposed dormer window is largely visible when viewed from the application site and surrounding properties and would not have a harmful impact on Hanslope's conservation area. The rooflights are considered to have limited impact on the character and appearance of Hanslope's conservation area.

- 5.8 The nearby listed buildings are situated a sufficient distance from the application site to ensure the development does not have an adverse impact on the setting of any nearby listed buildings.
- 5.9 Overall, it is considered the proposed works would have a neutral impact on the character of the conservation area. Consequently, there is no need to offset the impact of the proposals against any public benefit. Great weight has been applied to the consideration of this application and the impact it would have on any designated heritage assets. As such it is considered that the local authority has discharged their statutory duty to pay special regard to the preservation of the conservation as required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development would comply with saved policies D1, HE5 and HE6 of Milton Keynes Local Plan 2001 – 2011, Section 66 & 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Sections 7 and 12 of the National Planning Policy Framework 2012.

5.10 Impact on Neighbouring Properties

The following parts of saved Policy D1 of the Milton Keynes Local Plan 2001-2011 would be applied to your proposal:

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

- 5.11 The proposed dormer window would be situated on the rear roof slope of the main dwelling. As the dormer window would not protrude beyond the rear elevation of the existing dwelling it is considered that this opening would largely provide the same outlook as the window already located at first floor of the application building. It is therefore considered the proposed dormer window would not give rise to any adverse impacts in regard to overlooking and a loss of privacy when compared to the existing arrangement. Given the scale of the proposed works, it is considered the proposed dormer window would not be visually intrusive or have a significant impact in regard to loss of light. The proposed rooflights will have a minor impact on the amenity of neighbouring properties as they offer limited outlook.
- 5.12 It is therefore considered that the proposed development would not have an unacceptable impact on neighbouring amenity in regard to visual intrusion, loss of privacy, sunlight and daylight. The proposed development would therefore comply with saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and Section 7 of the National Planning Policy Framework 2012.

Parking Provisions

Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Parking Standards Supplementary Planning Document 2016 (SPD). The policy states:

“Development proposals should meet the following vehicle parking requirements:

ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.”

The parking arrangement is not proposed to be altered in this instance. The number of bedrooms is proposed to increase by 2, from a four bedroom property to a six bedroom property, however under the Milton Keynes Parking Standards this does not constitute an additional need for a parking space. Therefore it is considered that there will be no impact on parking provision as a result of the proposal.

The proposed development would be in accordance with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and Milton Keynes Parking Standards SPD 2016.

6.0 CONDITIONS

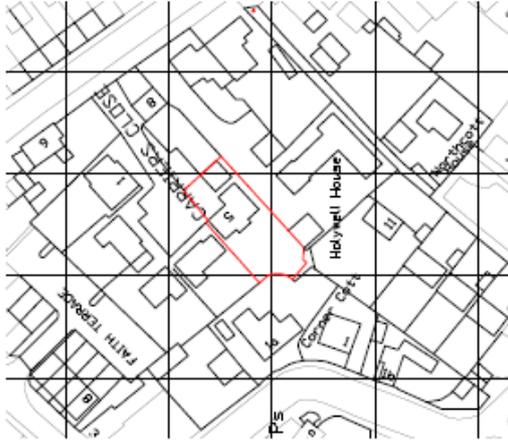
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

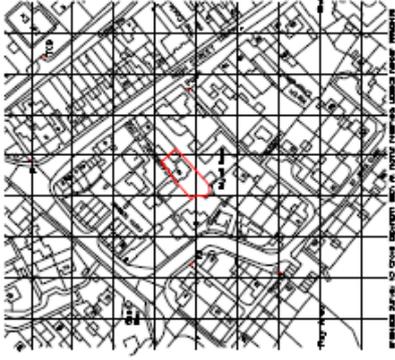
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. The roof tiles of the development hereby permitted shall be constructed of a material that closely resembles the materials of the existing dwelling.

Reason: To ensure that the development does not detract from the appearance of the locality.



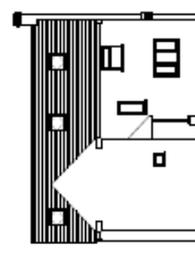
BLOCK PLAN - 1:300



LOCATION PLAN - 1:1250



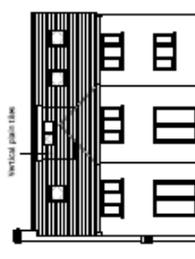
EXISTING FRONT ELEVATION



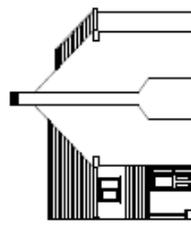
PROPOSED FRONT ELEVATION



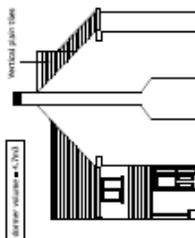
EXISTING REAR ELEVATION



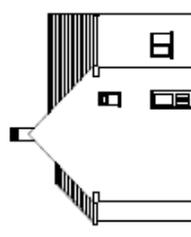
PROPOSED REAR ELEVATION



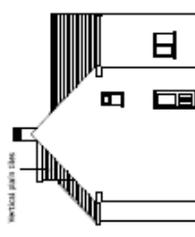
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



KINGSMead
LIMITED (PUBLIC LIMITED COMPANY)

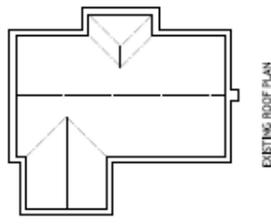
Mr & Mrs AINSWORTH
1 Carron Close, Holywell,
North Ayrshire, North Ayrshire, North Ayrshire

PROPOSED LOFT CONVERSION

DATE	15.06.2016	15.06.2016
BY	MR & MRS AINSWORTH	MR & MRS AINSWORTH
FOR	15.06.2016	15.06.2016
NO.	15.06.2016	15.06.2016

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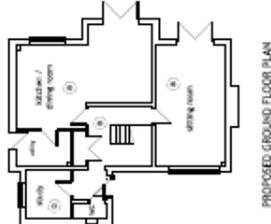
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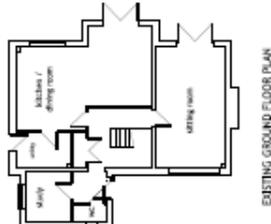
EXISTING ROOF PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

EXISTING ROOF PLAN:
 The existing roof is a flat roof with a concrete slab on top of a brick structure. The roof is in good condition and will be retained. The roof structure is shown in the plan above.

EXISTING FIRST FLOOR PLAN:
 The existing first floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

PROPOSED GROUND FLOOR PLAN:
 The proposed ground floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

EXISTING GROUND FLOOR PLAN:
 The existing ground floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

PROPOSED ROOF / SECOND FLOOR PLAN:
 The proposed roof / second floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

PROPOSED FIRST FLOOR PLAN:
 The proposed first floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

PROPOSED SECTION:
 The proposed section shows the vertical structure of the building. It includes the roof, first floor, and ground floor. The section is shown in the plan above.

PROPOSED FIRST FLOOR PLAN:
 The proposed first floor is a concrete slab on top of a brick structure. The floor is in good condition and will be retained. The floor structure is shown in the plan above.

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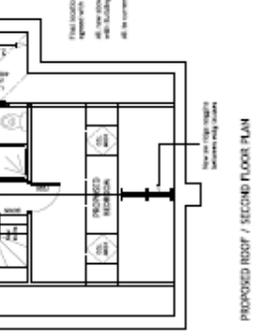
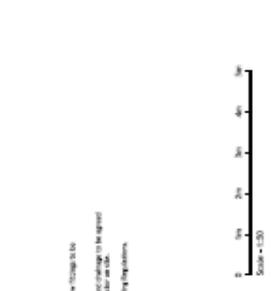
KINGSMOED
 (CORPORATE) LIMITED

Mt Elms AINSWORTH
 3, Levinge Close, Huddersfield,
 West Yorkshire, HD17 7AG

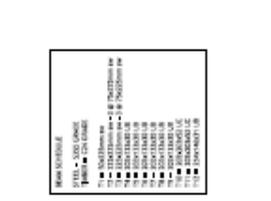
PROPOSED LOFT CONVERSION

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PROPOSED ROOF / SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Appendix to 17/01166/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 17/00368/CLUP

Loft conversion with dormer extension and rooflights to rear roof slope and rooflights to front roof slope

CERTIFICATE OF LAWFUL DEVELOPMENT - UNLAWFUL 07.04.2017

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)

Comments	Officer Response
A3.1 Councils Archaeologists – No comments received	Noted
A3.2 Conservation – The proposed development will not cause harm to the setting of the nearby listed buildings or the character or appearance of the Hanslope Conservation Area.	Noted and discussed in paragraph 5.6 to 5.9
As such I have no objection to the proposed works.	
A3.3 Parish – Hanslope	Noted and discussed in paragraph 5.11.
The Parish Council discussed this application in some detail at our meeting last night and would like to object to this application on the following grounds:	
<ul style="list-style-type: none">• The property is in a conservation area and alterations of this nature	
A3.4 <ul style="list-style-type: none">• are not considered in keeping with the area or surrounding properties	Noted and discussed in paragraph 5.4 & 5.5
A3.5 <ul style="list-style-type: none">• The height of the proposed alterations will impact the light in neighbouring properties The Parish Council are concerned that, should you approved this application, it will set a precedence.	Noted and discussed in paragraph 5.11. The setting of precedence is not a material planning consideration.

A3.6 Ward - Newport Pagnell North And Hanslope - Cllr A Geary Noted
– **No comments received**

A3.7 Ward - Newport Pagnell North And Hanslope - Cllr Green – Noted
No comments received

A3.8 Ward - Newport Pagnell North And Hanslope - Cllr Patey- Noted
Smith – **No comments received**

A3.9 **Local Residents** Noted
The occupiers of the following properties were notified of the application:

1A, 11 St James Close Hanslope Milton Keynes
Holywell House High Street Hanslope
8 High Street Hanslope Milton Keynes
1, 2, 3 & 4 Carriers Close Hanslope Milton Keynes

Three **third party** representations received raising the following objections:

- | | | |
|-------|--|--|
| A3.10 | - Overlooking | Noted and discussed in paragraph 5.11 |
| | - Reference to tree works which have taken place in Carriers Close | Works to trees are not proposed as part of this application and therefore are not relevant to this proposal. |
| | - Out of character to surrounding properties | Noted and discussed in paragraph 5.4 & 5.5 |
| | - Impact on the Conservation Area | Noted and discussed in paragraph 5.6 to 5.9 |
| | - Rear Dormer is visually intrusive | Noted and discussed in paragraph 5.11. |

- Development would set a precedent

This is not a material planning consideration.