

Application Number: 20/03317/FUL

Description Proposed loft conversion with a rear box dormer and rear roof lights

At 112 Windsor Street, Wolverton, Milton Keynes, MK12 5AT

For Mr and Mrs Hulbert

Statutory Target: 12.02.2021

Extension of Time: Yes - 04.03.2021

Ward: Wolverton

Parish: Wolverton & Greenleys Town Council

Report Author/Case Officer: Joe Read
Planning Officer

Contact Details: 07775111209
joseph.read@milton-keynes.gov.uk

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

1.0 RECOMMENDATION

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

2.0 INTRODUCTION

Reason for referral

2.1 The application has been referred to the Development Control Panel as the applicant is an employee of Milton Keynes Council.

The site

2.2 The application site contains a mid-terrace, two-storey residential dwelling situated on Windsor Street in Wolverton. The site is located within Wolverton Conservation Area.

2.3 Wolverton Conservation Area is characterised by its diverse mix of late nineteenth and early twentieth century terraced housing. These terraces, particularly Windsor Street and those surrounding, are arranged in a traditional layout with an access road dividing the terraces that back on to one another.

The proposal

- 2.4 The application seeks planning permission for a proposed loft conversion involving a rear flat-roof dormer extension and the installation of two rear roof lights.
- 2.5 The rear dormer would measure approximately 2m in length, 2m in height and 2.8m in depth, resulting in a total volume of 5.6 cubic metres.

Scope of debate/decision

- 2.6 This application is a full planning application and so all material planning matters 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
Section 16 - Conserving and enhancing the historic environment

- 3.2 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 - General duty as respects conservation areas in exercise of planning functions

The Development Plan

- 3.3 Plan:MK (March 2019)

Policy HE1 – Heritage and Development
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 CT10 - Parking Provision

- 3.4 Supplementary Planning Documents/Guidance

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

- 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**

None.

5.0 **CONSULTATIONS AND REPRESENTATIONS**

5.1 Wolverton & Greenleys Town Council

The Town Council state they are happy to be guided by Conservation Officers' views on this application.

5.2 Cllr Miles – Wolverton Ward

No comments received.

5.3 Cllr Middleton – Wolverton Ward

No comments received.

5.4 Cllr Marland – Wolverton Ward

No comments received.

5.5 MKC Conservation

The Conservation Officer has no objection, noting that whilst the proposal does involve a box dormer, it is below the ridgeline, above the eaves, and does not dominate the historic roof. Further, it is situated in a terrace location and does not significantly dominate the rooftop vista. On balance, it does not detract from the character and appearance at its current size and location.

5.6 Neighbour/Third Party Representations

No comments have been received.

6.0 **MAIN ISSUES**

- Design, character and impact on the designated heritage asset
- Impact on residential amenity
- Parking and highway implications

7.0 CONSIDERATIONS

Design, character and impact on the designated heritage asset

- 7.1 The application site is located within Wolverton 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. Policy HE1 of Plan:MK emphasises this duty. Policy D3 of Plan:MK seeks to ensure that all extensions to buildings are of a size and scale that relate well to the existing building and plot, as well the surrounding area. This is also reflected in Policies D1 and D2, which seek to ensure that proposals respond appropriately to the site context, and the layout and appearance exhibit a positive character.
- 7.2 The vistas of uninterrupted terraced, pitched roof houses contribute to the historic character of the conservation area and the dwelling is a terraced house which reflects these significant features.
- 7.3 The proposal seeks permission to construct a rear flat-roof dormer, as well as two rear roof lights, resulting in no alterations to the front of the building. It is noted that appropriately scaled and designed dormer extensions can be acceptable on the rear slopes of these terraced houses, and those that have been refused in the past have been large, boxy and overtly dominant additions that would result in a significant interruption to the rooftop vistas.
- 7.4 Whilst the proposal would involve a 'boxy' dormer extension, it is considered to be relatively modest in scale, and its location on the roof slope, above the eaves and below the ridgeline, ensures that it would not significantly dominate the rooftop vista. Given the presence of the rear projection of the terrace, the dormer would be largely concealed from the view of the public realm and from certain vantage points on the back street.
- 7.5 The proposed roof lights, due to their size and positioning on the rear roof slope, are not deemed to significantly detract from the character of the existing building or surrounding area.
- 7.6 The Council's Conservation Officer raises no objection to the proposed development. He noted that, whilst 'boxy' dormers are not particularly sympathetic, the scale is considered appropriate and the development as presented is not considered to detract from the character and appearance of the existing dwelling or the conservation area. It is noted that the use of matching external materials can be secured by condition to ensure an acceptable integration with the context of the site.
- 7.7 As such the proposal is considered to comply with policies D1, D2, D3 and HE1 of Plan:MK.

Impact on residential amenity

- 7.8 Policy D5 of Plan:MK seeks to ensure that development proposals do not cause an adverse impact on residential amenity. It also seeks to ensure new development is

not overbearing upon existing buildings and open spaces. All proposals should create and protect a good standard of amenity for buildings and surrounding areas, and in particular they should ensure that *“the levels of sunlight and daylight within buildings and open spaces, and garden areas in particular, are satisfactory; a reasonable degree of privacy to new and existing private living space and the main private garden area, with overlooking limited to an acceptable degree; [and] new development is not overbearing upon existing buildings and open spaces”*.

- 7.9 The proposed rear dormer would be located high in the dwelling’s rear roof slope. Given the nature of the densely built-up terrace dwelling, the dormer’s siting and its relative scale, it is not considered to become unacceptably overbearing, nor result in detrimental levels of sunlight or daylight loss for neighbouring residents.
- 7.10 Along with the installation of two rear roof lights, there would be a window on the rear face of the proposed dormer. These new openings are considered to provide a similar outlook to the existing first-floor windows on the rear and side elevations of the main dwelling. As such, the impact of the proposed development with regards to overlooking and privacy is considered to be acceptable.
- 7.11 The proposal is considered to be in accordance with Policy D5 of Plan:MK.

Parking and highway implications

- 7.12 Policy CT10 within Plan:MK states that all development proposals should meet the Council’s full parking standards and that on-site parking should not be reduced if the proposal would increase pressure in off-site parking.
- 7.13 The application site is located within Zone 3, as defined by the Parking Standard SPD. Whilst it is acknowledged that the development would result in the addition of a further bedroom, taking the total from 3 to 4, the requirement for both allocated and unallocated parking spaces would not increase. The proposal would therefore have a neutral impact on parking provision and is compliant with Policy CT10 of Plan:MK.

8.0 CONCLUSIONS

- 8.1 The proposal is found to be in accordance with development plan policies and it is therefore recommended that planning permission is granted subject to conditions.

9.0 CONDITIONS

1. The approved development shall be carried out in accordance with the following drawings/details:
 - 20124-A02 Rev. C – Proposed Plans & Elevations
 - 20124-A04 Rev. 0 – Location Plan

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

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.

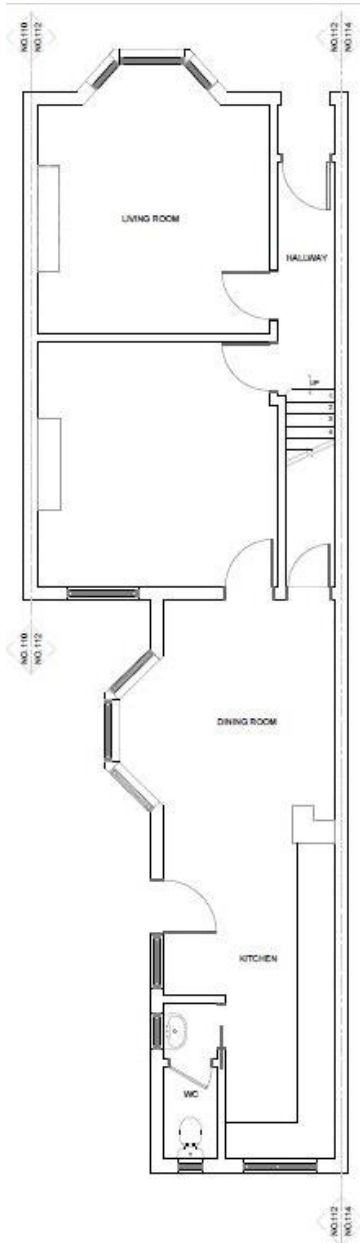
3. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

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, D3 and HE1 of Plan: MK (2019).

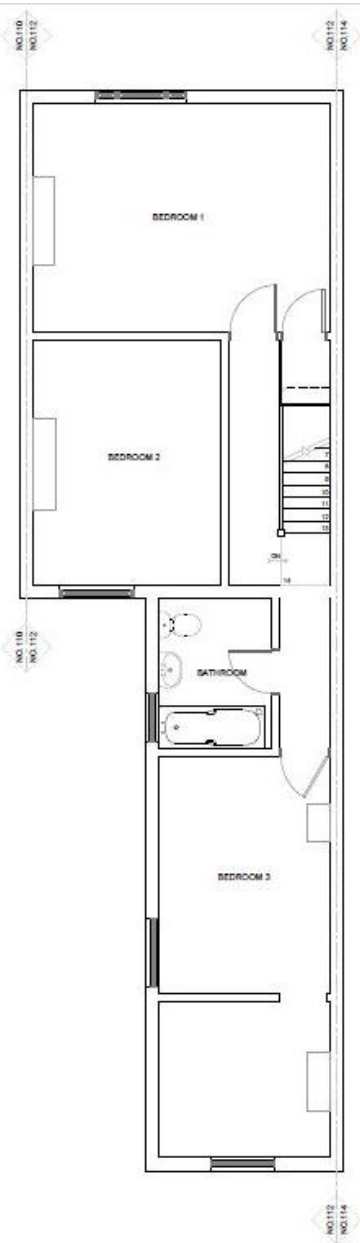
Location Plan



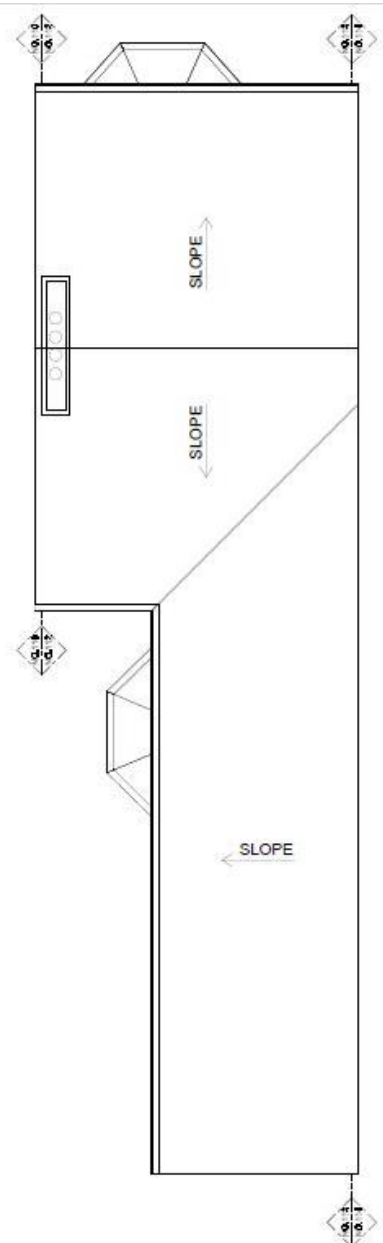
Existing Floor Plans



EXISTING GROUND FLOOR PLAN

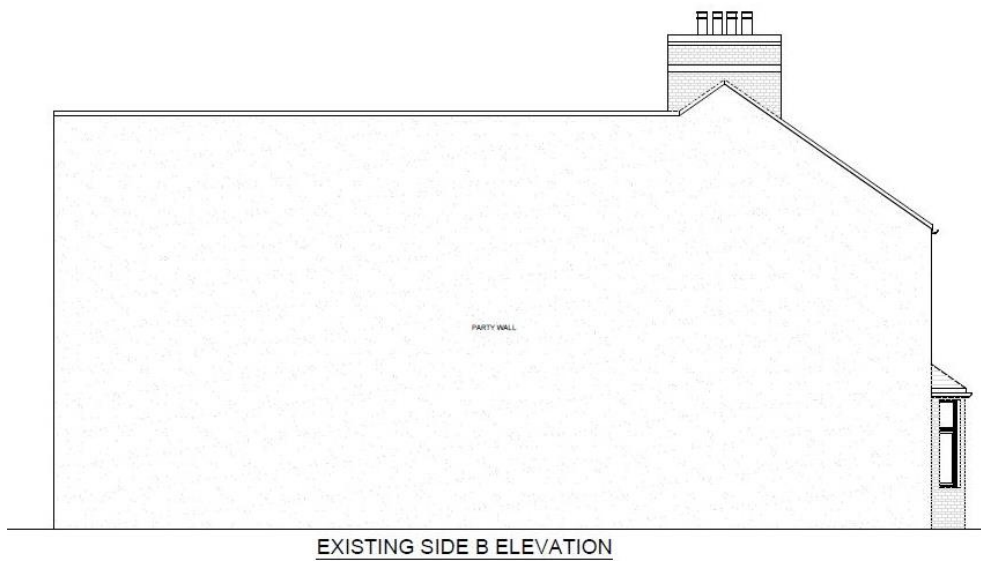


EXISTING FIRST FLOOR PLAN

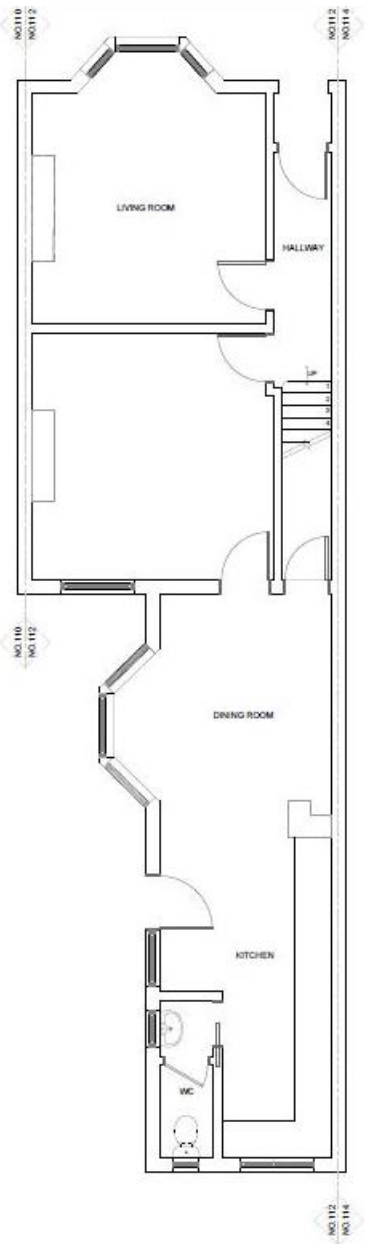


EXISTING ROOF PLAN

Existing Elevations



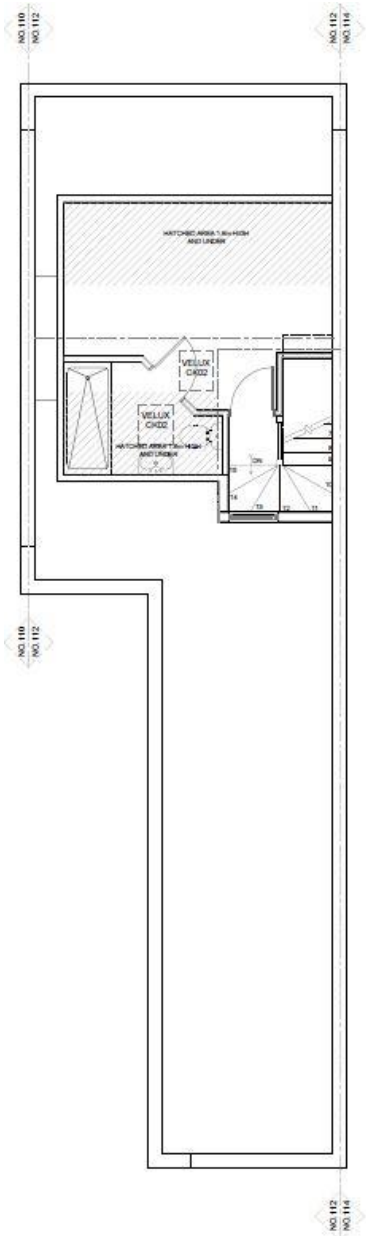
Proposed Floor Plans



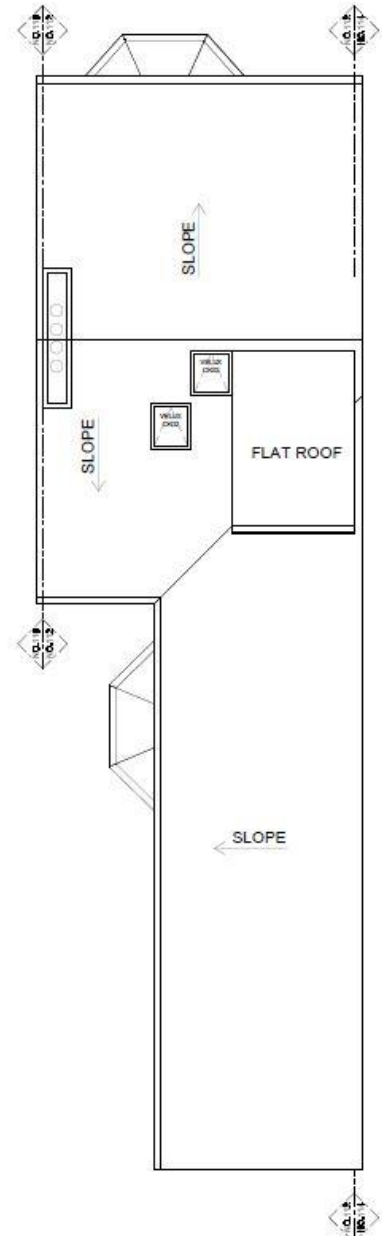
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

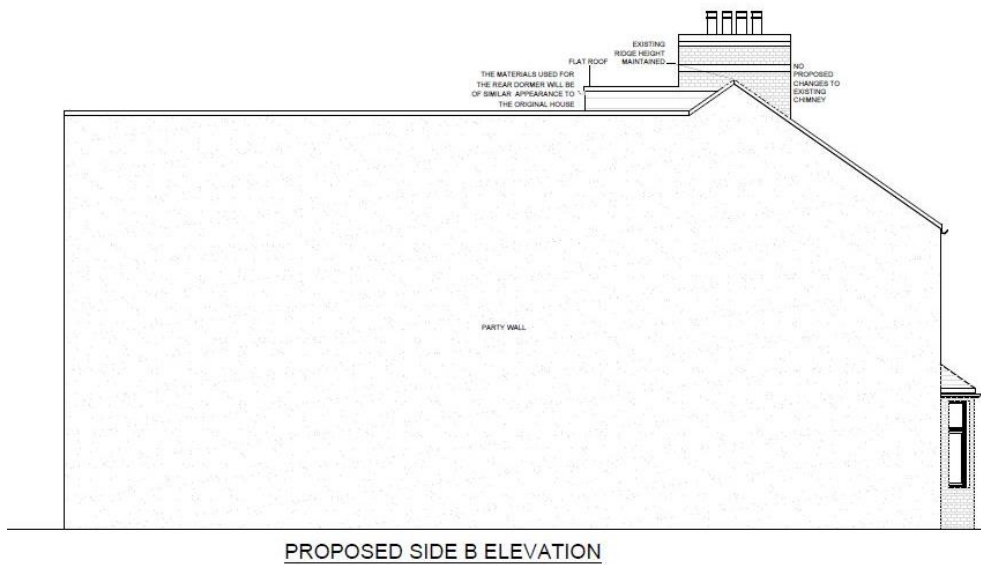


PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

Proposed Elevations



A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Wolverton and Greenleys Town Council

The committee resolved that they were happy to be guided by Conservation Officers view with this application.

A1.2 Cllr Miles – Wolverton Ward

No comments received.

A1.3 Cllr Middleton – Wolverton Ward

No comments received.

A1.4 Cllr Marland – Wolverton Ward

No comments received.

A1.5 MKC Conservation

Significance

Although Wolverton conservation area is characterised by its diverse mix of late nineteenth and early twentieth century terraced housing, the almost exclusive use of brick and (until piecemeal replacement in the late twentieth century) Welsh slate, creates blocks of colour in orange, red and dark grey.

The vistas of uninterrupted terraced, pitched roof, houses contribute to the character of housing for working during the historic industrial period of Wolverton. While uninterrupted they are a significant reminder of the historic origins and uniformity of workers housing.

112 Windsor Street is a terraced house within the conservation area which reflects these significant features which provide the character and appearance of the conservation area.

The terraces of Wolverton, especially Windsor Street and in surrounding streets are arranged in a traditional layout with an access road dividing the terraces that back on to each other. The back lanes were used by the workers to travel to and from the works and are therefore contribute to the character of the area. The rear of these terraces reflects the industrial heritage of a significant period of development in the history of Wolverton.

Development Principle and Detail

Appropriately scaled and designed can be acceptable on the rear slopes of terraced houses in the conservation area of Wolverton. Dormers that have been previously refused have been large boxy dormer which dominate the roofline and interrupt the historic rooftop vistas of Wolverton. These proposals do include a boxy dormer

however it is below the ridgeline, above the eaves and does not dominate the historic roof. It is also situated in a terrace location and does not significantly dominate the rooftop vista. The design is not particularly sympathetic, and a pitched roof would be more in keeping, however I conclude that in this case the proposed dormer may be acceptable as presented. It does not detract from the character and appearance at its current size and location.

The proposed materials for the dormer window should be conditioned to ensure that they do not conflict with the character and appearance of the historic rooftop vista of Wolverton, thereby preserving the conservation area.

A1.6 Third Party/Neighbour Comments

No third-party comments received.