

**Application Number: 16/02611/FUL****Construction of new dwelling****AT 21 Lennox Road, Bletchley, Milton Keynes****FOR Mrs Burke****Target: 02<sup>nd</sup> November 2016****Extension of time: 23<sup>rd</sup> January 2017****Ward:** Bletchley East**Parish:** Bletchley & Fenny Stratford  
Town Council**Report Author/Case Officer:** Paul Keen**Contact Details:** 01908 253239 paul.keen@milton-keynes.gov.uk**Team Leader:** Sarah Hine North West Team Manager**Contact Details:** 01908 252283 sarah.hine@milton-keynes.gov.uk**1.0 INTRODUCTION**

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 The reason for the determination of this application at Panel is due to the number of neighbour objections received, and an objection received from Bletchley and Fenny Stratford Parish Council.

**1.3 The Site**

The application site is located to the eastern side of Lennox Road within 120 metres of Bletchley Town Centre. Lennox Road comprises a residential street of detached and semi-detached two storey dwellings with gaps between buildings, particularly at first floor level, which gives the locality a spacious character.

1.4 The application site comprises the southern side and part of the rear garden of No. 21 Lennox Road. It previously included a detached garage which is set behind two parallel parking spaces that are accessed directly off Lennox

Drive. The garage has now been demolished.

- 1.5 The existing dwelling at No. 21 Lennox Road comprises a two storey detached dwelling with single storey rear projections including a conservatory to the south east rear corner. The existing dwelling is set back between 1.2 to 1.6 metres from the front boundary with a 25 metre deep rear garden.
- 1.6 The site is bounded by No. 19 Lennox Road to the north and No. 23 Lennox Road to the south. No. 19 comprises a detached two storey dwelling with a similar siting relative to Lennox Road as No. 21. No. 19 also benefits from a detached garage to its southern side which runs along part of the common boundary with the application site. No. 23 Lennox Road is a semi-detached two storey property which is set further back from the front boundary than No's 19 and 21 and is also on a higher land level. The main two storey part of No. 23 is set in from the boundary with the application site, but this neighbouring property also benefits from a recessed single storey side projection to its northern side which is adjacent to the common boundary with the application site.
- 1.7 The application site backs onto the rear gardens of properties fronting Leon Avenue to the east.
- 1.8 There have been no other significant changes in circumstances since the previously refused application 15/01667/FUL

### 1.9 **The Proposal**

Planning permission is sought for the erection of a new single storey bungalow to the side of the existing dwelling at no. 21 Lennox Road. The proposal includes an extension to the vehicle crossover, landscaping, and subdivision of the existing plot.

- 1.10 One parking space would be provided for the existing dwelling, and one parking space for the new dwelling.
- 1.11 Changes when compared to refused application 15/01667/FUL:
  - Change from two storey to single storey detached design.
  - Set back further into plot
  - Parking to front rather than to rear.
  - Loss of one parking space for the existing dwelling.

## 2.0 **RELEVANT POLICIES**

### 2.1 **National Policy**

National Planning Policy Framework 2012 Paragraphs:

6, 7, 8, and 14 – Achieving Sustainable Development  
17 – Core Planning Principles

32, 37, and 39 – Promoting Sustainable Transport  
56, 57, 60, 61,63, and 64 – Requiring Good Design  
Para 196-198 - Determining Applications

## 2.2 Local Policy

### Core Strategy

CSA - Presumption in Favour of Sustainable Development  
CS1 - Milton Keynes Development Strategy  
CS10 - Housing  
CS13 - Ensuring High Quality Well Designed Places

### Saved policies in the Adopted Milton Keynes Local Plan 2001-2011

D1 - Impact of Development Proposals on Locality  
D2 - Design of Buildings  
D2A - Urban Design Aspects of New Developments  
T15 - Parking Provision  
T10 – Traffic  
H7 - Housing On Unidentified Sites

### Supplementary Planning Guidance

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

## 3.0 MAIN ISSUES

3.1 The main issues with this application are:

- Whether the current proposal has addressed the previous reasons for refusal under 15/01667/FUL
- The principle of residential development on the site;
- impact on the character and appearance of the locality;
- impact on the amenities neighbouring residents and future occupants of the development;
- Highway safety and parking standards

## 4.0 RECOMMENDATION

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

5.1 Whether the current proposal has addressed the previous reasons for refusal under 15/01667/FUL

5.2 The reasons for refusal under 15/01667/FUL related to design and impacts on

neighbouring residents.

5.3 Given that the scheme is substantially different to the previously refused scheme, it is considered necessary to revisit all material planning considerations in this case. The assessment of the issues listed in section 3.1 of this report are discussed below.

5.4 The principle of residential development on the site

When determining this application it will be necessary to consider the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

5.5 Paragraph 49 of the National Planning Policy Framework states that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

5.6 It has been accepted by the Council that it is currently unable to demonstrate a five-year supply of deliverable sites and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework when considering the submitted application. Paragraph 14 states that:

5.7 “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development”.

5.8 For decision taking this means;

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted”

5.9 Impact on the character and appearance of the locality

Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. Further, the core planning principles in the National Planning Policy Framework detail that planning decisions should always seek high quality design. In addition, Section 7 of the National Planning Policy Framework requires good design with the paragraphs in the section stating that it is “proper to seek to promote or reinforce local distinctiveness” (paragraph 60) and that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions” (paragraph 64).

- 5.10 The locality of the application site has a distinctive character with a spacious layout arising from gaps between buildings at first floor level and detached and semi-detached with traditional designs. However, where there are large gaps between buildings, there are generally single storey single or double garages. Single storey buildings between two storey houses is not therefore unusual or out of place within the street scene.
- 5.11 The current proposal is substantially different to what was previously refused. Whilst single storey dwellings are not a common feature within the locality, the visual impact of the development when compared the detached garages (now demolished on site) within the locality would not be significantly greater. Indeed, officers cannot find any harm to the character and appearance of the area arising from the proposed development. Its limited size, scale, and set back location from the road further reduces its visual impact.
- 5.12 In this regard, the proposal is considered to be acceptable and compliant with Policies D2, D2A and H7 of the Milton Keynes Local Plan 2001-2011, and the aims of the NPPF. The current proposal has therefore addressed the previous reasons for refusal in this regard.
- 5.13 Impact on the amenities neighbouring residents and future occupants of the development

The existing detached dwelling at No. 21 Lennox Road would be retained as part of the proposal. As a result, No. 21 would have a much reduced garden, although it would still exceed 10 metres in depth and therefore accord with the New Residential Development Design Guide. The size of the garden for the new dwelling would also exceed the same standards.

- 5.14 The proposal would extend some 3m further rearward than no. 21's rear conservatory. However, the new dwelling would be located away from the new shared boundary and would not lead to a significant impact on the amenity currently enjoyed by the occupants of no. 21.
- 5.15 Similarly, the standards of living environment for the future occupants of the development would be acceptable. A new boundary fence would need to be erected to protect privacy of existing proposed residents, although this could

be conditioned if the application were to be successful. Although concerns relating to the proximity of the parking area for no. 21 to the kitchen door of the new building are noted, this is unlikely to lead to such issue to seriously lead to poor standards of environment for the future occupants of the development.

5.16 The proposed house would project some 4.5m further rearward than the rear elevation of no. 23 Lennox Road, although would be located between 1.8m and 2.6m from the shared boundary. Splaying away from the boundary with a single storey design, it is considered that the proposed development would not lead to an overbearing impact on the occupants of this neighbouring property.

5.17 Given this assessment it is considered that the proposed development would not have a detrimental impact on neighbouring residents within the locality. Subject to conditions, the application accords with saved policy D1 (iii) of the Milton Keynes Local Plan 2001 – 2011 and the aims of the NPPF. The proposed development has therefore overcome the previous reasons for refusal.

5.18 Highway safety and parking standards

Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards 2016 set out the parking requirements for proposed development. Saved Policy T10 of the Milton Keynes Local Plan 2001-2011 relates to highway safety and details that proposals will be refused for development if it would be likely to generate motor traffic that would exceed the highway capacity of the local road network or cause significant risk of accident.

5.19 The existing three bedroom dwelling at No. 21 Lennox Road is currently served by two parallel vehicular parking spaces. Being in zone 3 as outlined in the Parking Standards 2016, this meets maximum standards.

5.20 The proposed development would provide one parking space for the existing dwelling, and 1 parking space for the new one bedroom dwelling. Whilst providing the maximum standard for the new dwelling, the proposal would lead to the loss of one parking space for the existing dwelling. However, the site is in a sustainable location near to the town centre and close to the public transport network. Although parking restriction is in place on the same side of the road, there is on street parking on the opposite side of the road and on neighbouring streets. It is also important to note that this site is one of few plots which have the potential to be developed as proposed. The individual and cumulative impact of such development if approved, is likely to be minimal in this case.

5.21 Cycle parking and bin storage is proposed.

5.22 As such, subject to a vehicle parking condition, the proposal is acceptable in terms of parking provision and highway safety and no objections are therefore raised with regards to Saved Policies T10 and T15 of the Milton Keynes Local

Plan 2001 – 2011 and the Parking Standards 2016.

### 5.23 Conclusion

Based on the above assessment and subject to conditions outlined in section 6 of this report, it is considered that the development would not have a detrimental impact on the character and appearance of the area, and would not have an adverse impact on the amenity or privacy of neighbouring residents or highway safety once occupied. There would be no adverse impact highway safety. In this respect the proposal has addressed the previous reason for refusal under 15/01667/FUL. It is therefore recommended that planning permission be granted.

5.24 The proposal meets the requirements for the economic (creation of jobs and use of local facilities), environmental (in keeping with the character of the area), and social (provision of housing) roles of development as set out in the National Planning Policy Framework.

5.25 However, given the amount of development proposed and its position within the site, it is considered necessary to remove permitted development rights for the dwelling if the application is approved. The amount of development which could be constructed under permitted development rights could be harmful to the residential amenity of neighbouring residents, harmful to the character of the area, and may lead to loss of off street parking. Any future development to the dwelling should therefore be considered under a planning application.

## 6.0 **CONDITIONS**

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.

2. Prior to commencement of works above ground level, details of the external materials to be used in the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried in accordance with the approved details.

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

3. The parking spaces and access shown on the approved drawings shall be provided before first occupation of the development and retained as a permanent ancillary to the development and shall be not used for any other purpose.

Reason: To ensure that sufficient off street parking is provided to meet the needs of the development.

4. Pursuant to the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended from time to time, the provisions of article 3(1) and Classes A, B, C, D and E as set out in Part 1 (Development Within the Curtilage of a Dwellinghouse) of the Schedule 2 of this Order shall not apply to any dwelling to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.

Reason: To enable the Local Planning Authority to consider future development in the site with regards to the impact on neighbouring residents and the visual amenity of the area, in accordance with policy D1 of the Milton Keynes Local Plan 2001 – 2011.

5. Landscape works shall be carried out in accordance with the approved plan number A0548-005 within the first planting season following completion of the development.

Reason: To ensure that the finished appearance of the development is satisfactory.



Proposed Location Plan



Existing Location Plan

LENNOX ROAD



Notes

- The contractor is responsible for checking dimensions, bearings and elevations. Any discrepancies to be notified with the architect before commencing with the work.
- Do not scale drawings. Figures dimensions to be marked on all sheets.

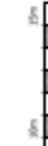
PLANNING

09/04/2016

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Tel: 01753 10259 • Fax: 01753 10259 • Email: [rougarn@alanmurray.co.uk](mailto:rougarn@alanmurray.co.uk)



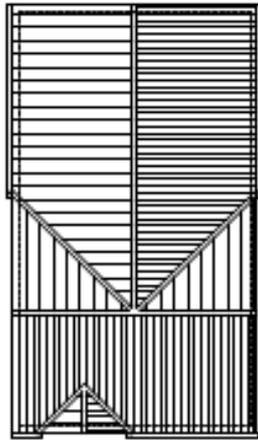
Block Plan  
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Date 15/09/16



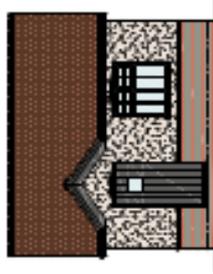
Aligned  
McIntyre  
RDA  
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Address	21 Lennox Road, Bleasley
Project	Block Plan and Tree Survey
Date	15/09/16
Drawn By	September '16
Project No.	AS560-002





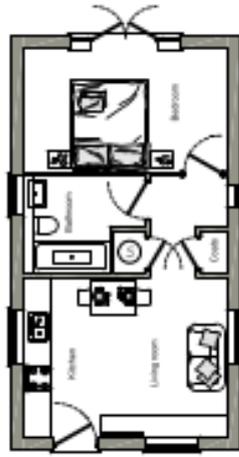
Roof Plan



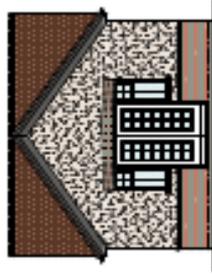
Front Elevation



Side Elevation



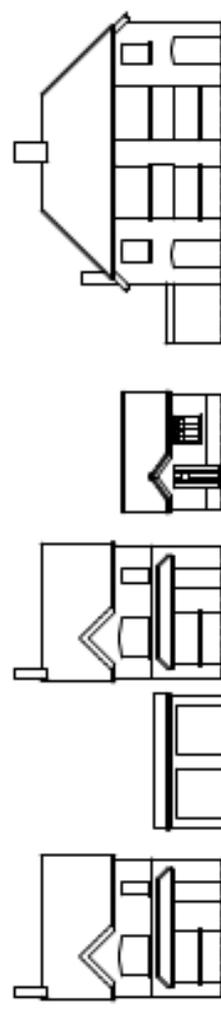
Floor Plan



Rear Elevation



Side Elevation



Number 19

Number 21

Number 21A  
Proposed new dwelling

Number 23

Number 25

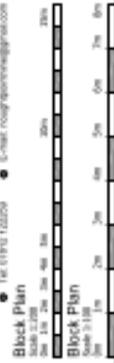
Street elevation along Lennox Road

scale

- The contractor is responsible for checking dimensions, materials and adhesives. Any discrepancies to be notified with the architect before proceeding with the work.
- Do not scale drawings. Figures and dimensions to be worked from all drawings.

**PLANNING**

Alison Murray  
RIBA 013



21 Lennox Road, Blyth  
 Proposed Plans and Elevations  
 1:200 and 1:100 (B.A3)  
 September '16  
 Project #15549-006

## **Appendix to 16/02611/FUL**

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

A1.1 15/01667/FUL

Construction of new dwelling

REFUSED 01.02.2016 for the following reasons:

- 1. By reason of its design, width, and siting, the proposed dwelling would be awkward, contrived and cramped. It would appear as an intrusive and incongruous feature in the street scene that would be detrimental to the character and appearance of the area. As such the development would be contrary to Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011, Policy CS13 of the Milton Keynes Core Strategy (Adopted 2013) and advice contained within the Core Planning Principles in Paragraph 17 and Section 7 of the National Planning Policy Framework (2012).*
- 2. By reason of its design, size and siting, the proposed new dwelling would result in an unacceptable loss of sunlight to No. 21 Lennox Road and would appear intrusive and overbearing when viewed from this neighbouring property. The proposed development would fail to achieve a good standard of amenity for future occupiers of No. 21. The proposed development would be contrary to Saved Policy D1(iii) of the Milton Keynes Local Plan 2001-2011 (Adopted 2005) and advice contained within the Core Planning Principles in Paragraph 17 of the National Planning Policy Framework (2012).*

16/00957/DEMNOT

Prior notification - Demolition of detached flat roof single garage.

PANREQ 09.05.2016

16/01642/FUL

Construction of new dwelling (resubmission of 15/01667/FUL)

Withdrawn 07.09.2016

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

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 Landscape Services Manager – Trees**

No representation received at the time of writing this report.

##### Highways Development Control

No representation received at the time of writing this report.

##### Cranfield Airport

No representation received at the time of writing this report.

##### Environmental Health Manager

No comments in respect of Environmental Health.

Noted.

##### Parish - Bletchley & Fenny Stratford

Objects to the application for the following reasons:

Noted. The issues raised have been discussed in section 5 of this report.

- Proximity to neighbouring properties
- Loss and lack of parking
- Design and appearance is out of keeping for the local area.

Ward - Bletchley East - Cllr Gowans

No representation received at the time of writing this report.

Ward - Bletchley East - Cllr Webb

No representation received at the time of writing this report.

Ward - Bletchley East - Cllr Khan

No representation received at the time of writing this report.

**Local Residents**

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

7A Lennox Road Bletchley Milton Keynes  
30 Leon Avenue Bletchley Milton Keynes  
28 Leon Avenue Bletchley Milton Keynes  
32 Lennox Road Bletchley Milton Keynes  
14 Lennox Road Bletchley Milton Keynes  
11 Lennox Road Bletchley Milton Keynes  
22 Leon Avenue Bletchley Milton Keynes  
28 Lennox Road Bletchley Milton Keynes  
24 Lennox Road Bletchley Milton Keynes  
32 Leon Avenue Bletchley Milton Keynes  
19 Lennox Road Bletchley Milton Keynes  
16 Lennox Road Bletchley Milton Keynes  
24 Leon Avenue Bletchley Milton Keynes  
30 Lennox Road Bletchley Milton Keynes  
26 Lennox Road Bletchley Milton Keynes  
13 Lennox Road Bletchley Milton Keynes

9 Lennox Road Bletchley Milton Keynes  
23 Lennox Road Bletchley Milton Keynes  
20 Lennox Road Bletchley Milton Keynes  
34 Leon Avenue Bletchley Milton Keynes  
18 Lennox Road Bletchley Milton Keynes  
15 Lennox Road Bletchley Milton Keynes  
12 Lennox Road Bletchley Milton Keynes  
26 Leon Avenue Bletchley Milton Keynes  
20 Leon Avenue Bletchley Milton Keynes  
25 Lennox Road Bletchley Milton Keynes  
36 Leon Avenue Bletchley Milton Keynes  
22 Lennox Road Bletchley Milton Keynes  
17 Lennox Road Bletchley Milton Keynes

Representations were received from the occupants at no's 23 and 25 Lennox Road (and a representation from Brian Marshall – no address) raising the following concerns:

- Proposal not in keeping with the rest of the road due to being a bungalow.
- Lack of storage space
- Privacy for the future occupants from parking area of no. 21.
- Traffic safety concerns, loss and lack of parking
- Inconvenience to existing residents from construction vehicles
- Party wall issues

Noted. The issues raised have been discussed in section 5 of this report.

In terms of issues arising from construction vehicles, this is a highways issue and not a material planning consideration.

In terms of party wall issues, this is a private civil matter and not a material planning consideration.