

Application Number: 18/01734/FUL

Description - Two storey rear extension and other minor internal modifications

AT 6 Clayton Gate, Giffard Park, Milton Keynes, MK14 5HN

FOR Mr & Mrs Omar

Target: 1 November 2018

Extension of Time: Yes

Ward: Newport Pagnell South

Parish: Great Linford

Report Author/Case Officer: Richard Edgington
Planning Officer

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1.0 RECOMMENDATION

It is recommended that permission is granted, subject to the conditions set out at the end of this report.

2.0 INTRODUCTION

The Site

2.1 The application site is currently a three bedroom detached dwelling situated adjacent to the junction of Brickhill Street and Clayton Gate. The dwelling forms one of three detached properties that share a driveway. The application site is also orientated ninety degrees from the layout of the street scene.

The Proposal

2.2 The application seeks permission for the erection of part single and part two storey extensions to the rear of No. 6 Clayton Gate to create a large open plan living space with bi-folding doors and a pitched glass roof to the ground floor, and a fourth bedroom with en-suite to the first floor.

Reason for referral to committee

2.3 The application has been referred to committee due to the number of objections received.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2018)

Section 12 - Achieving Well-Designed Places

The Development Plan

3.2 Great Linford Parish Neighbourhood Development Plan (North) (2016)

Policy GLPC N1- New homes on small and infill sites.

3.3 Core Strategy (2013)

CS13 - Ensuring High Quality, Well-Designed Places

3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Saved Policy D1 - Impact of Development Proposals on Locality
Saved Policy D2A - Urban Design Aspects of New Development
Saved Policy D2 - Design of Buildings

3.5 Supplementary Planning Documents

Milton Keynes' adopted Residential Design Guide (2012)
Milton Keynes' adopted Car Parking Standards SPD (2016)

3.6 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.

4.0 MAIN ISSUES

- Principle of development
- Highway matters and parking
- Impact on character of the area
- Design
- Residential amenity

5.0 CONSIDERATIONS

Principle of development

5.1 In accordance with the National Planning Policy Framework 2018, Milton Keynes Council's policy CSA of the Core Strategy 2013 states that; when considering

development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 5.2 Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. In this instance the principle of development is considered to be acceptable under Saved Policy D2 of Milton Keynes' adopted Local Plan which 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.

Highway matters and parking

- 5.3 In assessing the parking requirements for the proposed development, the application seeks to increase the number of bedrooms by one. As the site lies within Zone three of the adopted zones as presented within Milton Keynes' adopted car parking standards SPD, there is an overall requirement as demonstrated within the table for two allocated spaces. This is currently provided on site, with the unallocated requirement being provided on street.

Parking Standards Requirement - Zone 3		Provided	
Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
2	0.5	2	0.5
2.5 spaces required		2.5 spaces provided	

- 5.4 It is noted that a number of public representations have been received raising concerns on the increase in parking. However, within the car parking standards SPD there is no requirement for an increase of allocated parking spaces. As such, the parking provided on site is considered to be acceptable and compliant with Saved Policy T15 and Part (iv) of Saved Policy D1 of the adopted local plan.

Impact on character of the area

- 5.5 In assessing proposed development and the impact on local character. Policy CS13 of Milton Keynes' adopted Core Strategy (2013) states that; all new development must be of high design quality in terms of layout, form and appearance, and make a positive contribution to the character of the area in which it is located. Notwithstanding CS13, Saved Policy D2 of Milton Keynes' adopted Local Plan (2001-2011) highlights that extensions will only be permitted providing the scale of the proposed extension does not detract from the character of the listed building.
- 5.6 Whilst it is acknowledged that the proposed increase in footprint from 110m2 to 180m2, equates to a net increase of 63% of floor space. The increase is not

considered to detract from the character of the area, as the proposed materials seek to match those of the existing dwelling. Furthermore an adequate rear/side garden area would still remain. Although it is conceded that there will be an increase in massing of the dwelling, with the proposed two storey elevation extending by approximately 4.4m, with a further 3.2m at single storey. The character of the area is not considered to be undermined, given the tree-lined street scene provides additional landscaping which would enable the development to harmonise into the street scene. Furthermore, the width of the street at 18.4m provides a considerable separation distance and the development would not be considered to enclose the street-scene or harm the character of the area. The development proposals have received a number of objections raising concerns on character and the perceived commercial building image. However, for the reasons stated above, the proposals are not deemed to constitute an adverse impact on character and is considered acceptable.

Design

- 5.7 In assessing the design of the building, concerns have been raised regarding the overall design, particularly the additional massing to the side elevation that fronts Clayton Gate. It is acknowledged that the street scene elevation is fairly bland and minimal but it does include secondary windows including the bathroom, landing and two proposed roof lights. The facing brick is proposed to match the existing, alongside UPVC windows, these are all typical materials and are well-established within the existing street scene and are therefore acceptable.
- 5.8 It is noted that the addition of rooflights and the rear high-level glazing marks a departure from the design of the street scene. However, the high level glazing as proposed has been amended from a proposed Juliet balcony which was considered to undermine both the character of the area and the amenity of nearby residents. However, this glazing is considered to be a contemporary addition that would contrast with the design of the building, breaking up the scale and massing of this elevation. In policy terms the proposal is considered to be compliant, provides visual interest and would relate well to the surrounding environment.
- 5.9 Furthermore, the introduction of the glass roof to the single storey element is not considered to cause an adverse impact on the area, and would again relate well to the surrounding environment. It is noted that a number of surrounding properties have conservatoires which have a similar presence to the rear elevation, however, with the brick built form, this is considered to be a higher quality addition to the conservatory currently in-situ.

Residential amenity

- 5.10 There have been a number of objections relating to the detrimental impact on residential amenity that would be caused by the proposed development. Some of these concerns have included; loss of light and loss of privacy. As previously indicated the original application submitted included the addition of a Juliet balcony. Considering the unusual built form within the street scene and the relationship with neighbouring dwellings to the rear, in particular No. 8 would have been undermined by a loss of privacy. As a result the applicants have revised the plans to include the

high-level glazing as a solution that would address concerns of overlooking to No. 8. The separation distance is approximately 9.7m, and with no direct relationship between the windows of the application site and No. 8 the amenity of the occupants of both dwelling is considered acceptable.

- 5.11 Furthermore, neighbours at No. 5 and 7 have also raised objections in regards to the adverse impact on amenity caused by the proposed development. However, when considering the distances with the guidelines adopted within Milton Keynes' adopted Residential Design Guide (2012), the recommended rear to flank separation distance is 13.7m, the distance between the application site and the adjacent properties including No. 5 and 7 at its minimum is approximately 18.7m (flank to flank). This is considered to exceed the requirements as presented in adopted guidelines, as such the proposal is considered to satisfy adopted local policy.

Other matters

- 5.12 There have also been a number of other objections raised which are not material planning considerations. Most prominently has been the potential for the dwelling to be used as a house of multiple occupation. However, this consideration does not form part of the planning application as proposed and as such any proposal to use the dwelling for other uses would be subject to a further planning application.

6.0 CONCLUSIONS

- 6.1 In conclusion, the application is considered to be acceptable and therefore recommended for approval, subject to conditions.

7.0 CONDITIONS

1. 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.

2. 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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.



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PLANNING

MR & MISC CHARGE

LOCATION & SITE PLANS

6 CLAYTON GATE
MILTON KEYNES, MK14 2SR

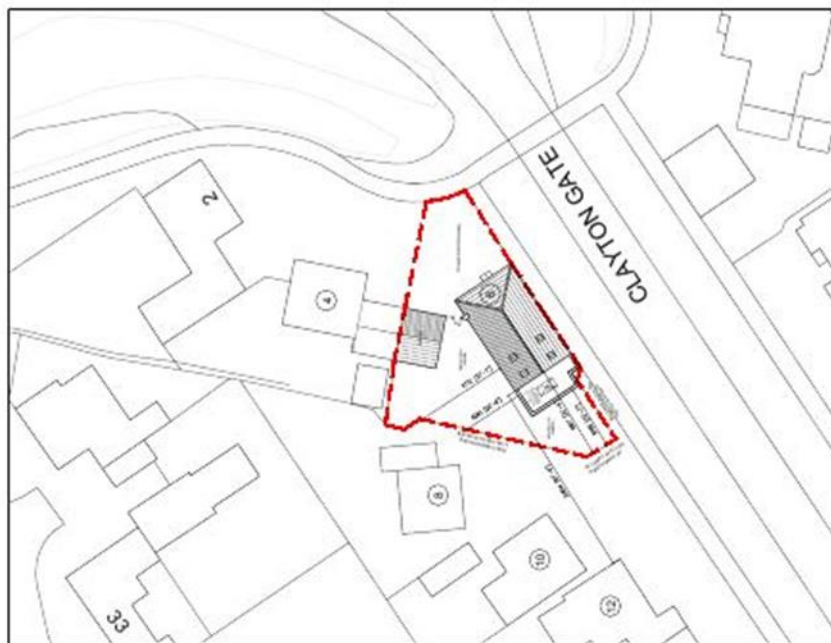


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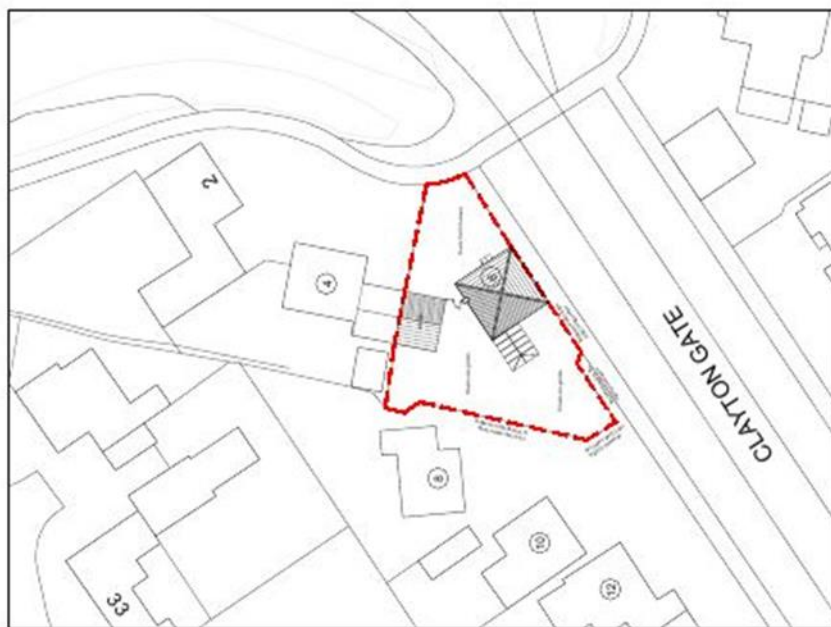
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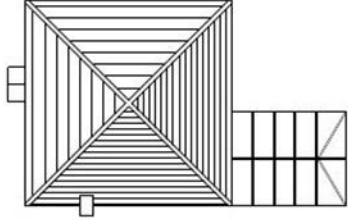
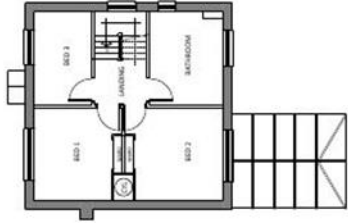
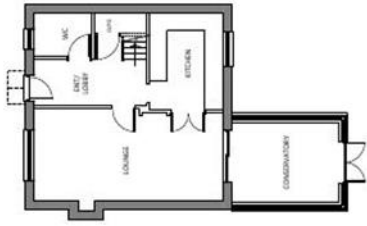
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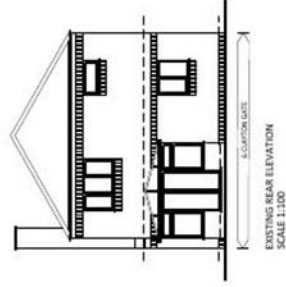
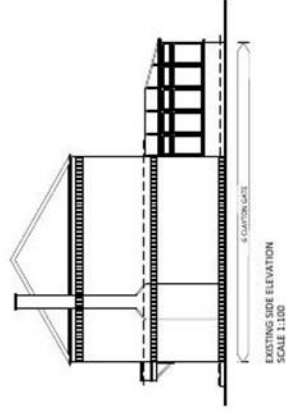
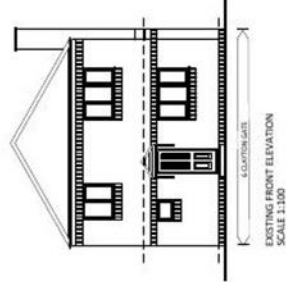
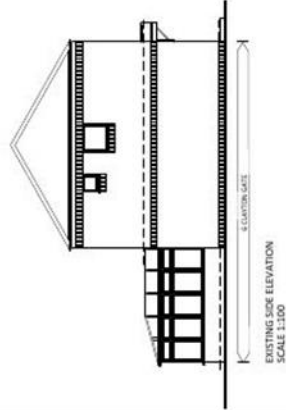
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EXISTING GROUND FLOOR PLAN
SCALE 1:100

EXISTING FIRST FLOOR PLAN
SCALE 1:100

EXISTING ROOF PLAN
SCALE 1:100



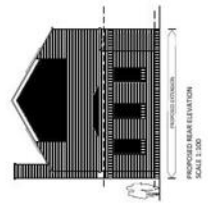
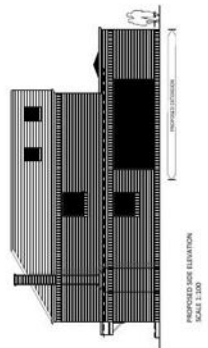
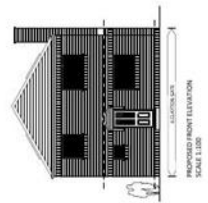
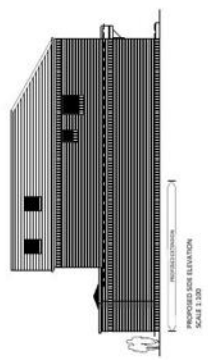
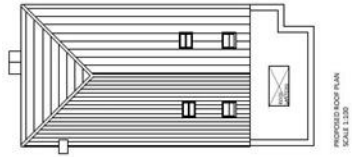
EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING FRONT ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

Notes:
 1. Check drawings and notes for any amendments.
 2. Any amendments to these drawings should be made in accordance with the following:
 - All amendments should be made in pencil.
 - All amendments should be clearly marked with a date and initials.
 - All amendments should be made in accordance with the following:
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REV A 1ST FLOOR EXTENSION
 22.08.18 REDUCED TO LPA REQUEST
PLANNING
 MR & MRS OMAR
 PROPOSED PLANS & ELEVS
 6 CLAYTON GATE
 GIFFORD PARK, MILTON KEYNES
 MK14 5HN

Appendix to 18/01734/FUL

A1.0 RELEVANT PLANNING HISTORY

There is no relevant planning history associated with the site.

A2.0 ADDITIONAL MATTERS

A2.1 In addition to this application, concerns have been raised by residents and Great Linford Parish Council in regards to the garage conversion which does not form part of this application. However, confirmation from the agent has clarified that the existing garage is being converted into a play room/study, ancillary to the main dwelling. This conversion is being undertaken under Part 1 of Schedule 2 of The Town & Country Planning (General Permitted Development) (England) Order 2015. This aspect of the development does not therefore form part of this application.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Newport Pagnell South Ward - Councillor Alexander
No response received.

A3.2 Newport Pagnell South Ward - Councillor Carr
No response received.

A3.3 Newport Pagnell South Ward – Councillor McCall
No response received.

A3.4 Great Linford Parish Council
'No Objection'

A3.5 MKC Highways Officer
No comments received

A3.6 Public Representations
15 Third party objections have been received from 7 addresses and are summarised as follows:

Material Considerations

- Unattractive/Out of character
- The building will reflect traffic noise and exacerbate current issues
- Loss of privacy and light
- Potential damage to trees during construction