

**Application Number: 16/03606/FUL****Single storey rear extension, loft conversion with dormers to front and rear roof slopes and garage conversion****AT 5 Allerford Court, Furzton, Milton Keynes****FOR Mr Sager Fahad Al Massaeed****Target: 24<sup>th</sup> March 2017****Ward: Shenley Brook End****Parish: Shenley Brook End & Tattenhoe  
PC****Report Author/Case Officer: Joanne Spurrell, Planning Officer****Contact Details: Joanne-Elizabeth.Spurrell@milton-keynes.gov.uk****Team Leader: Katy Lycett, Interim Team Leader (West)****Contact Details: Catherine.Lycett@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](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.

### **1.2 Reason for Referral to Development Control Panel**

This application is referred to the Development Control Panel for determination as it has been requested by a Ward Councillor.

### **1.3 The Site**

The application site is located in a residential area on the south west side of Allerford Court, Furzton. The application site contains a two storey detached dwelling set in a generously sized plot, with an attached double garage. To the south east of the application site is no. 4 Allerford Court, a detached two storey neighbouring dwelling. To the south west of the application site are the rear gardens of neighbouring dwellings no. 13 Loxbeare Drive and no. 3 Allerford Court. To the west of the application site is a reserve site, and to the north and

north east is open public parkland and Furzton Lake.

#### **1.4 The Proposal**

This application seeks permission for a single storey rear extension, a loft conversion with a box dormer to the rear roof slope and three pitched dormers to the front roof slope, and the conversion of part of the existing double garage. The materials to be used for the proposed development would match those used for the parent building.

- 1.5 The proposed single storey rear extension would measure 4 metres in depth and 4.536 metres in width. It would have a dual-pitched roof measuring 3.7 metres to ridge height.
- 1.6 The proposed rear box dormer would measure 2.7 metres in depth, 8.2 metres in width and 2.7 metres in height.

## **2.0 RELEVANT POLICIES**

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

### **2.1 National Planning Policy**

National Planning Policy Framework 2012

- Paragraph 7 – Requiring Good Design
- Paragraph 17 – High Quality Design
- Paragraph 64 – Impact on Character and Appearance of the Area

### **2.2 Local Planning Policy**

Milton Keynes Core Strategy 2013

- Policy CS13 – Ensuring High Quality, Well Designed Places

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

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

### **2.3 Supplementary Planning Documents**

Milton Keynes Parking Standards 2016

New Residential Development Design Guide 2012

### **3.0 MAIN ISSUES**

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

- 3.1 Whether the proposal would have an acceptable impact on the character and appearance of the local area.
- 3.2 Whether the proposal would have an acceptable impact on the amenity of neighbouring dwellings.
- 3.3 Whether the proposal would have an impact on parking provision.

### **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 in section 6.0 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 alterations to existing buildings, therefore the principle the proposed single storey rear extension, and loft and garage conversions would be acceptable providing that:

- The design would not detract from the character and appearance of the original building or local area
- There would be no unacceptable impact on the amenity of neighbouring residents
- There would be adequate parking provision

#### **5.2 Design and Resulting Impact on Character and Appearance of the Area**

Saved Policies D1 and D2 of the Milton Keynes Local Plan (2001-2011) and Policy CS13 of the Adopted Milton Keynes Core Strategy 2013 require the Council to have particular regard to the design and visual impact of new development and to the context in which it is placed.

- 5.3 Saved Policy D2 of the Milton Keynes Local Plan (2001-2011) states that development proposals will be refused unless they:  
“i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance  
ii) Relate well to and enhance the surrounding environment”
- 5.4 The proposed single storey rear extension would not be visible from the public realm of Allerford Court or the parkland, therefore it would have no impact on the appearance of the local area. Due to the scale and location of

the proposed single storey rear extension, it would not detract from the character of the original dwelling.

- 5.5 The proposed rear box dormer would be visible from Allerford Court and minimally visible from Loxbeare Drive, and would not be visible from the public parkland. Therefore the proposed rear box dormer would not significantly impact on the surrounding area. Though it would be a substantial addition to the rear roof slope, it is acknowledged a similar scheme could be done under Permitted Development if the proposal met the requirements.
- 5.6 The proposed pitched dormers to the front roof slope would be visible from Allerford Court and the public parkland. There are similar style dormers on the front roof slope of the garage of the application dwelling, and neighbouring dwellings, therefore the proposed pitched dormers would related well to the surrounding area. The proposed pitched dormers would be of a scale that would not dominate the character of the existing dwelling.
- 5.7 The proposed garage conversion would include the insertion of a new window to the south east elevation. The proposed window would be considered in keeping with the character of the existing dwelling and would not have a detrimental effect on the local area.

5.8 Impact on Amenity of Neighbouring Residents

Saved Policy D1 (iii) of the Milton Keynes Local Plan (2001-2011) states that planning permission will be refused if the development would be harmful in that it would cause “an unacceptable visual intrusion or loss of privacy, sunlight and daylight.”

- 5.9 The proposed single storey rear extension would be located to the west of the application site, away from neighbouring dwellings, therefore would have limited impact with regard to visual intrusion or loss of light. The openings in the proposed single storey rear extension would offer an outlook directly into the rear garden of the application site which is bordered by a 1.8 metre timber fence, therefore would cause no loss of privacy to neighbouring dwellings.
- 5.10 Due to the location of the rear box dormer, it would have limited impact in terms of visual intrusion and loss of light to neighbouring dwellings. The New Residential Development Design Guide 2012 (SPD) outlines that there should be a rear to flank privacy distance of 13.7 metres and back to back privacy distance of 22 metres. Whilst noted that the height of the windows in the box dormer would offer increased views of the rear gardens of no. 13 Loxbeare Drive and no. 3 Allerford Court, and peripheral views of no. 4 Allerford Court, the distance from the proposed dormer to the rear boundary of the application site would be 17 metres (approx.), and to the rear elevation of no. 13 Loxbeare Drive would be 31 metres (approx.). These distances would ensure there would be no direct loss of window to window privacy. Given the distance between the proposed dormer and the elevations of neighbouring dwellings, and the height of the boundary treatment, the impact on privacy would be considered acceptable.

- 5.11 The pitched dormers to the front roof slope would offer an outlook over the frontage of the application site and the public parkland beyond, therefore would not cause a loss of privacy to neighbouring dwellings, nor would they cause visual intrusion or loss of light due to their scale and location.
- 5.12 There is an existing window in the south east elevation of the garage which overlooks the side access to the rear garden, therefore the proposed window as part of the garage conversion would cause no further loss of privacy to neighbouring dwellings.
- 5.13 Parking Provision

The dwelling currently has 5 bedrooms and the proposed development would create an additional 2 bedrooms. The parking requirement within the Milton Keynes Parking Standards 2016 (SPD) for 4+ bedroom dwellings in Zone 3 is two spaces, therefore the parking provision is considered acceptable.

## **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. (D11)

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. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority. (M01)

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

## **Appendix to 16/03606/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)*

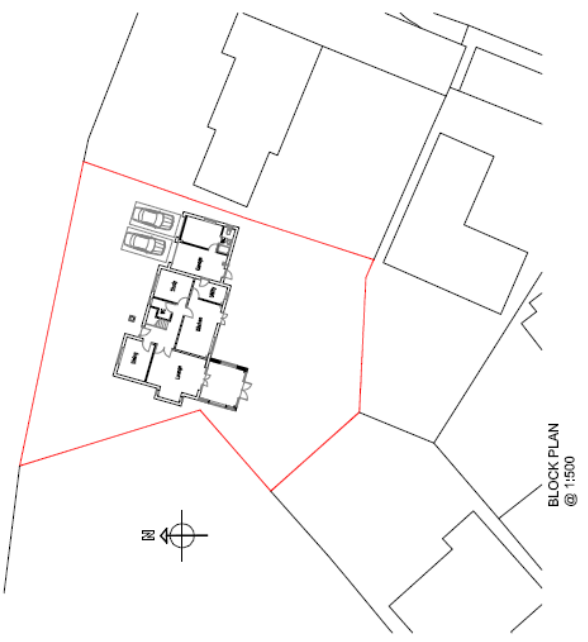
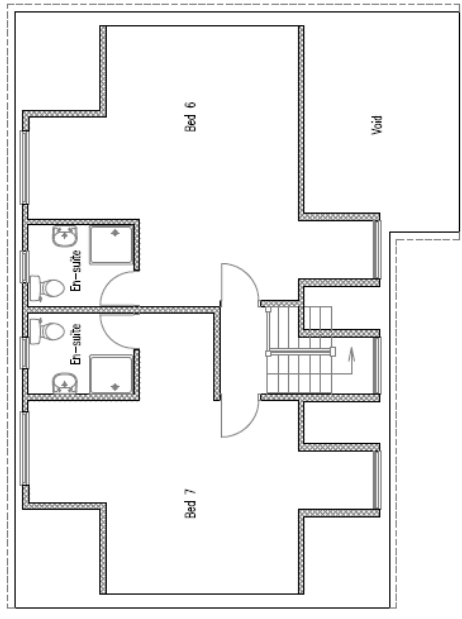
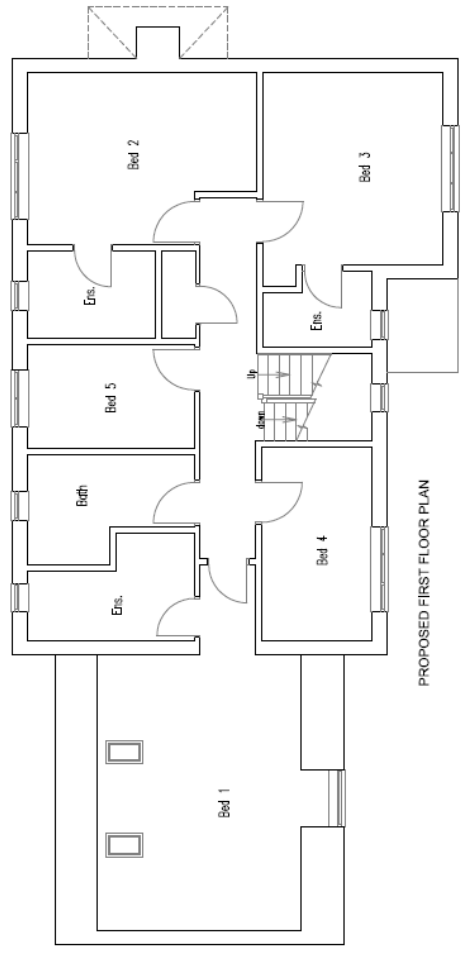
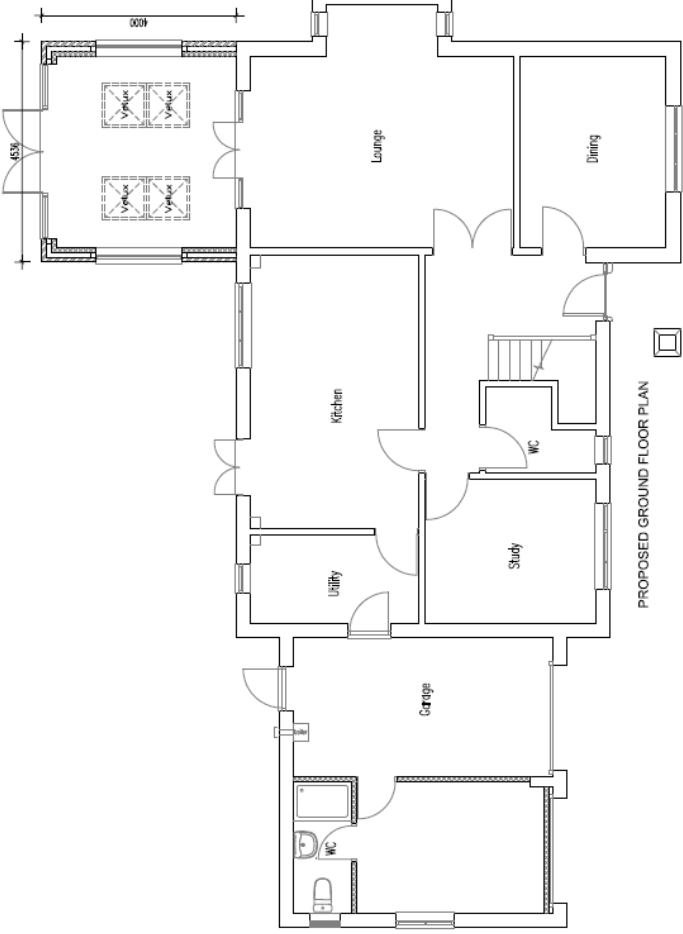
A1.1 None.

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

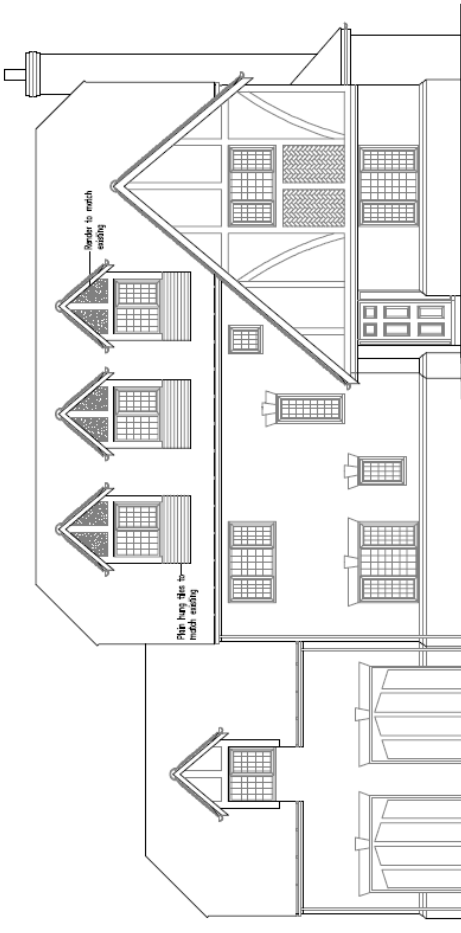
*(Matters which were also considered in producing the Recommendation)*

A2.1 None.



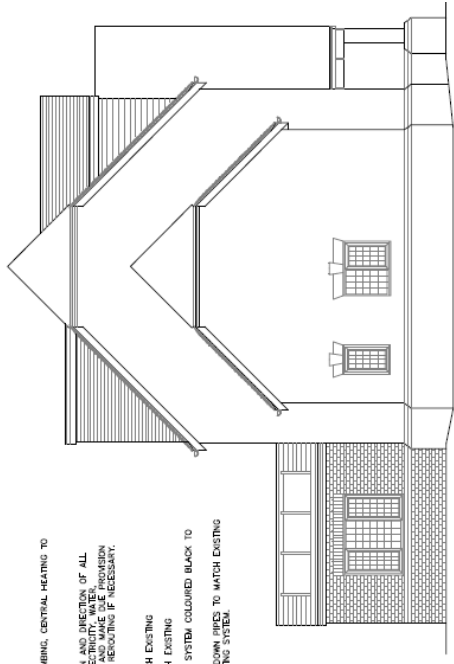




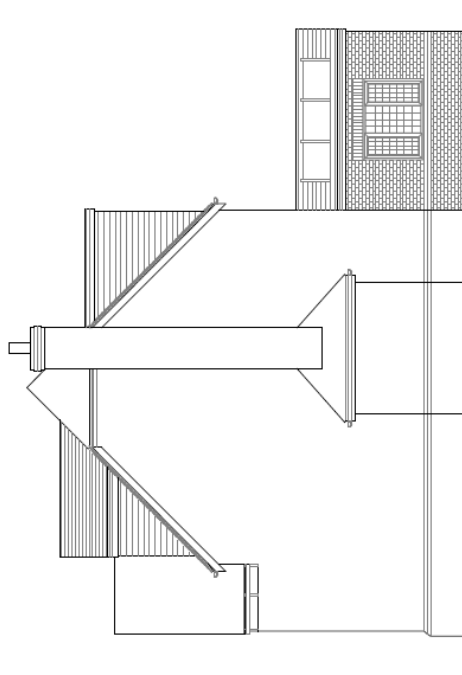
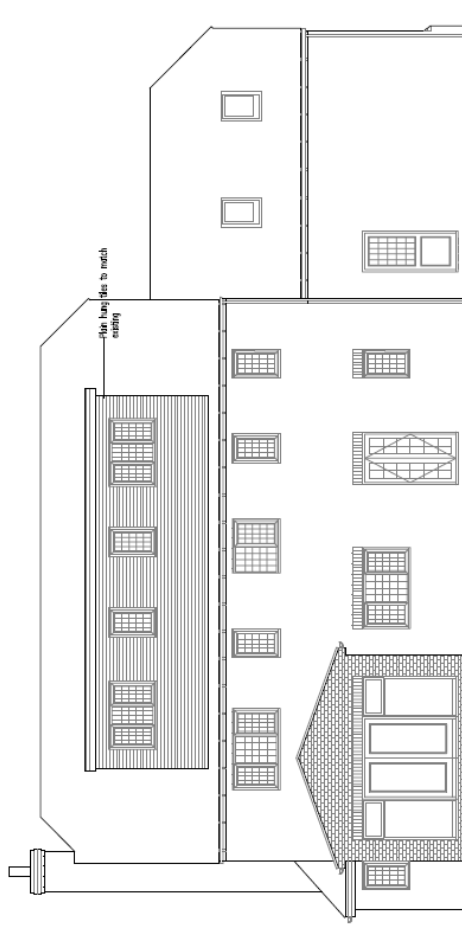


PROPOSED FRONT ELEVATION

NOTE: ELECTRICAL AND PLUMBING CENTRAL HEATING TO BE CLIENT'S INSTRUCTIONS.  
 SERVICES:  
 BULLET TO LOCATE POSITION AND DIRECTION OF ALL SERVICES TO BE INSTALLED AND TO MAKE TELECOMMUNICATIONS CABLE AND MAKE PROVISION FOR THEIR PROTECTION AND ROUTING IF NECESSARY.  
 SCHEDULE OF MATERIALS  
 WALLS: BRICKWORK TO MATCH EXISTING  
 ROOF: ROOF TILES TO MATCH EXISTING  
 MATCH WINDOWS: IN U.P.V.C SYSTEM COLOURED BLACK TO MATCH EXISTING  
 STORMWATER GUTTERS AND DOWN PIPES TO MATCH EXISTING AND CONNECTION INTO EXISTING SYSTEM



PROPOSED SIDE ELEVATION



### **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 Parish - Shenley Brook End & Tattenhoe  
**(No objection)**
- A3.2 Ward - Shenley Brook End - Cllr Ganatra  
**(No comments received)**
- A3.3 Ward - Shenley Brook End - Cllr Williams  
**(Requested application go to Development Control Panel)**
- A3.4 Ward - Shenley Brook End - Cllr Cannon  
**(No comments received)**
- A3.5 Environment Agency  
**(No comments received)**
- A3.6 **Local Residents**  
The occupiers of the following properties were notified of the application:  
2 Allerford Court Furzton Milton Keynes  
3 Allerford Court Furzton Milton Keynes  
The Nest 4 Allerford Court Furzton  
13 Loxbeare Drive Furzton Milton Keynes

**Four third party representations received objecting to**

the application on the grounds of:

- Loss of privacy
  - Out of character with surrounding area
  - Lack of parking provision
  - Overdevelopment and excessive bulk
  - Visual intrusion
  - Front dormer out of keeping with local area
  
  - Drainage and waste
  
  - Lack of vehicular access to site during construction process
  
  - Incorrect red line boundary
  
  - Mislabelling of plans with regard to number of bedrooms
- Noted and addressed in paragraphs 5.8 to 5.12
  - Noted and addressed in paragraphs 5.2 to 5.7
  - Noted and addressed in paragraph 5.13
  - Noted and addressed in paragraphs 5.2 to 5.7
  - Noted and addressed in paragraphs 5.8 to 5.12
  - This comment related to the front box dormer of original scheme which has been amended to three pitched roof dormers, addressed in paragraph 5.6
  - It is not considered that the additional spaces created would overwhelm the drainage and waste system
  - Given the scale of the proposed development, the disturbance during the construction process would be limited
  - The red line boundary provided in the location plan has been checked against land registry data from GIS software and appears to be correct
  - This was noted by the Case Officer and the bedroom labels were changed as part of the amended drawings