

# **DEVELOPMENT CONTROL PANEL**

**22 JULY 2021**

## **COUNCILLORS' ADDITIONAL PAPERS**

### **INDEX OF DOCUMENTS CIRCULATED AFTER PUBLICATION OF THE AGENDA**

**1. Speaking Commitment**

No requests to speak have been received.

**2. Item 5 - 21/01288/FUL - 38 Coberley Close, Downhead Park, Milton Keynes**

Officer Update (**Pages 2 - 6**)



## ITEM 5

**Application Number:** 21/01288/FUL

**Description:** Two-storey side and rear single storey extension (part-retrospective, re-submission of 21/00604/FUL)

**At:** 38 Coberley Close, Downhead Park, Milton Keynes, MK15 9BJ

**For:** Mr Qirjako

**Statutory Target:** 24.06.2021

**Extension of Time:** Yes – until 29.07.2021

**Ward:** Campbell Park and Old Woughton

**Parish:** Great Linford Parish Council

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### UPDATE PAPER

#### Update to Planning History

As an update to section 4.1 (Relevant Planning History – Application Site) of the officer report, members are advised that an appeal for application 21/00604/FUL was lodged on 13<sup>th</sup> July 2021. There are now 2 live appeals at this site, for each of the previously refused applications (20/02598/FUL and 21/00604/FUL).

#### Updated Plans

Discrepancies between the proposed elevations and proposed floor plans were identified at the Development Control Panel Briefing meeting on 20/07/2021. These related to an error on plans showing the first floor rear window position (behind the proposed privacy screen) incorrectly.

Amended plans have been submitted by the applicant (drawing number 2020/0080/0001 Rev EQ) and now show the window in the correct position - the privacy screen is now shown to be centrally located between the two panes of the window. This aligns with the case officers site visit observations and photos taken in May 2021. Officers can also confirm that the proposed floorplans and elevations now correspond with each other. The plans are shown as **Appendix 1** at the end of this update paper.

The revised plans mean that a slight change to the wording of suggested conditions no.'s 1, 3 and 4 to refer to the revised plan number 2020/0080/0001 Rev EQ rather than 2020/0080/0001 Rev D (in the case officers Panel report).

It is also suggested that Condition 3 is altered further to include reference to the level of obscurity of the privacy screen glazing panel, as references to obscure glazing within the Pilkington range have been removed in the revised plans.

Conditions 1, 3, and 4 should now reads as follows:

1. The approved development shall be carried out in accordance with the following drawings/details:

Plans received on 29<sup>th</sup> April 2021 -  
Site Location Plan  
Existing and Proposed Block Plans

Plans received on 21st July 2021 –  
Drawing number 2020/0080/0001 Rev EQ - PLANS AND ELEVATIONS  
AS EXISTING AND PROPOSED, dated: 20/08/2020

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

3. The privacy screen as shown on the approved plans shall be constructed and implemented in accordance with these details prior to the first occupation of the first-floor bedroom served by the Juliet balcony, and fitted with obscure glazing to a minimum of level 3 within the Pilkington range of Textured Glass or equivalent. The privacy screen shall thereafter be retained in accordance with the specifications set out on drawing no. 2020/0080/0001 Rev EQ and the requirements of this condition.

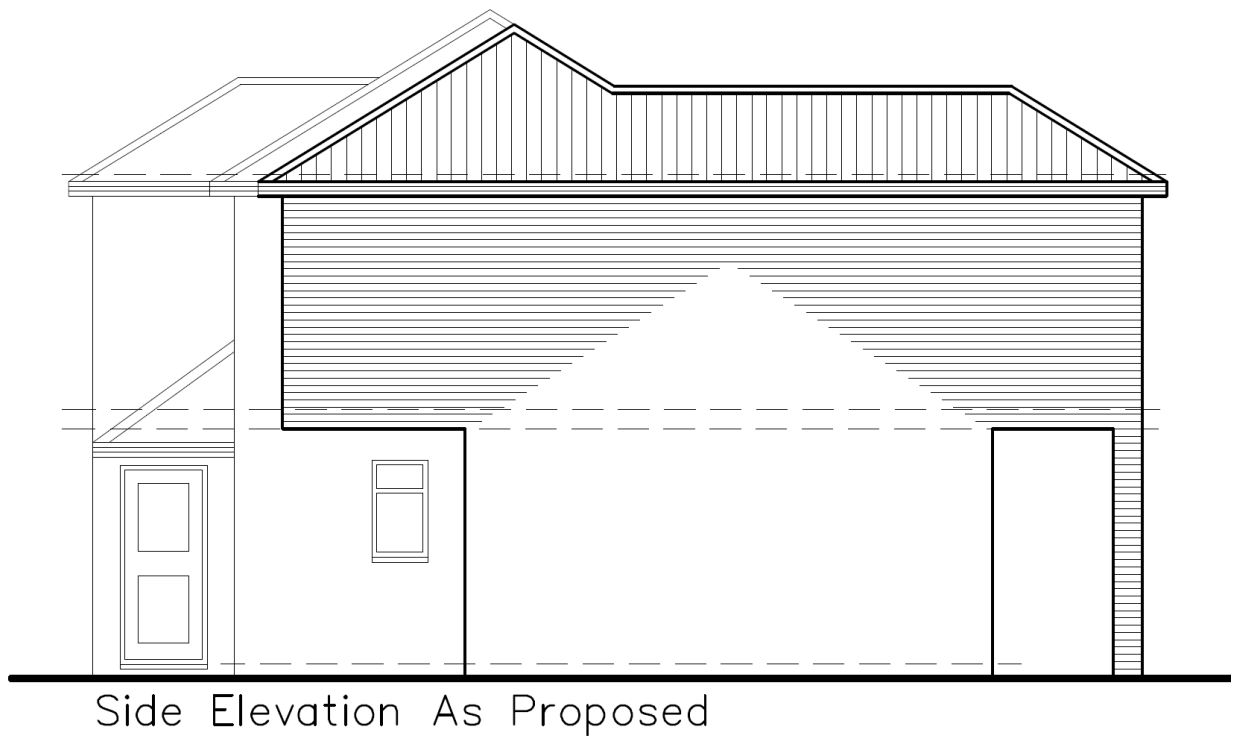
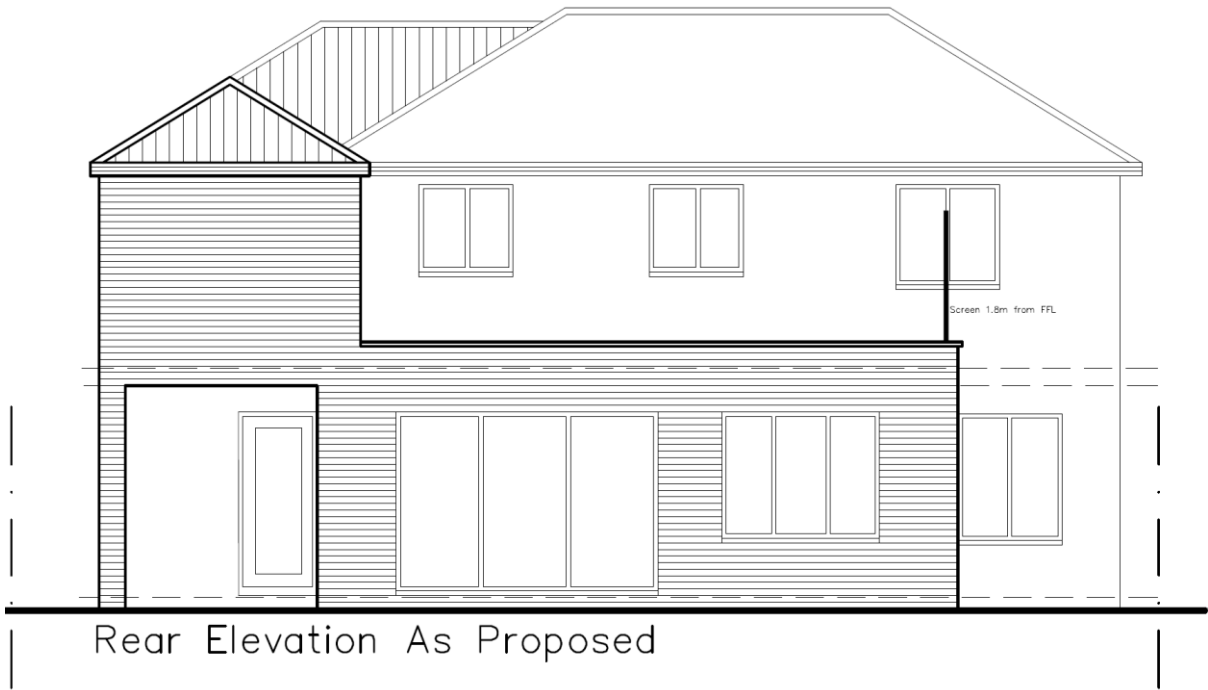
Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with Policy D5 of Plan:MK (2019).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the Juliet Balcony on the first floor south-west side elevation facing towards No.4 Brockhampton shall be retained as a Juliet balcony (as proposed on drawing no. 2020/0080/0001 Rev EQ) and shall not be altered or removed in any way without consent from the Local Planning Authority.

Reason: To prevent harm being caused to the amenity of the area and in the interests of residential amenity in accordance with Policy D5 of Plan:MK 2019.

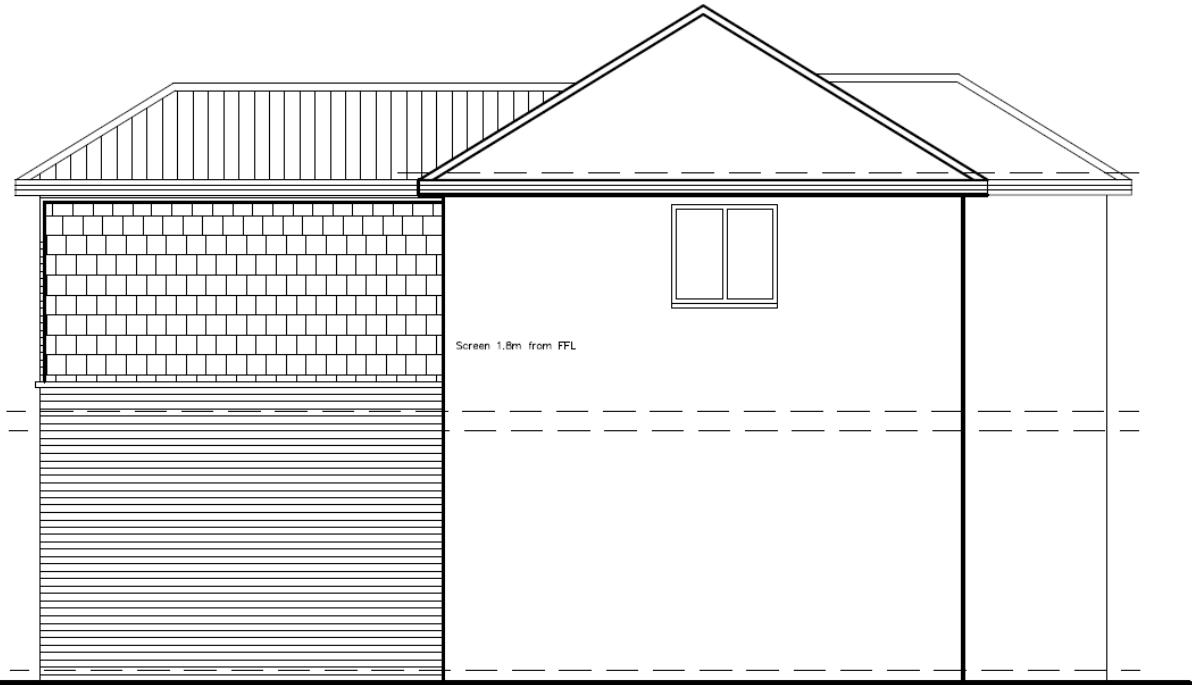
Officers consider that this minor alteration to the plans does not materially change the assessment or the conclusions set out in the case officer Panel report.

Appendix 1

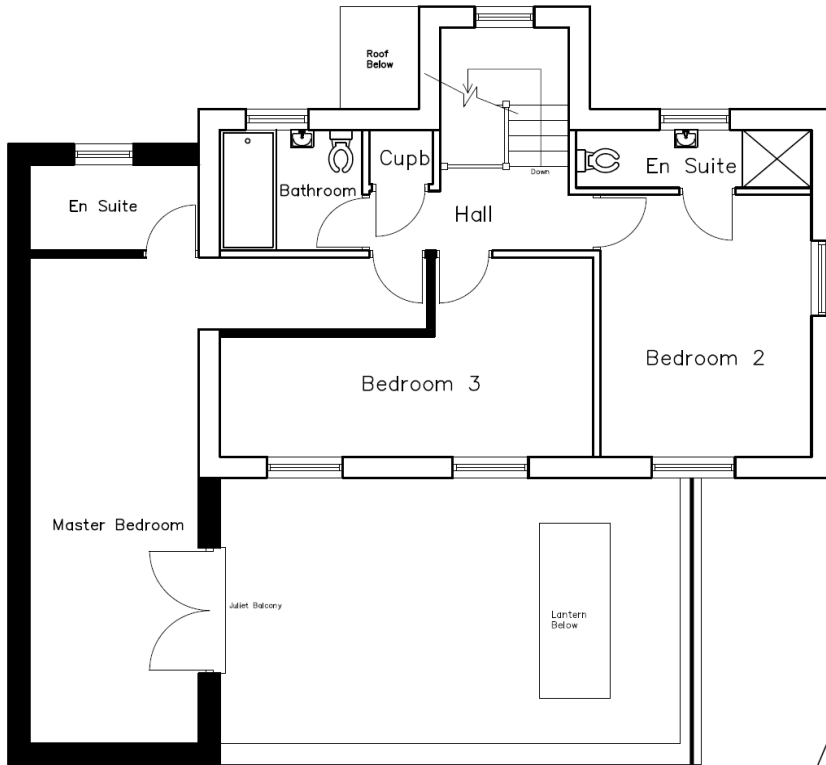




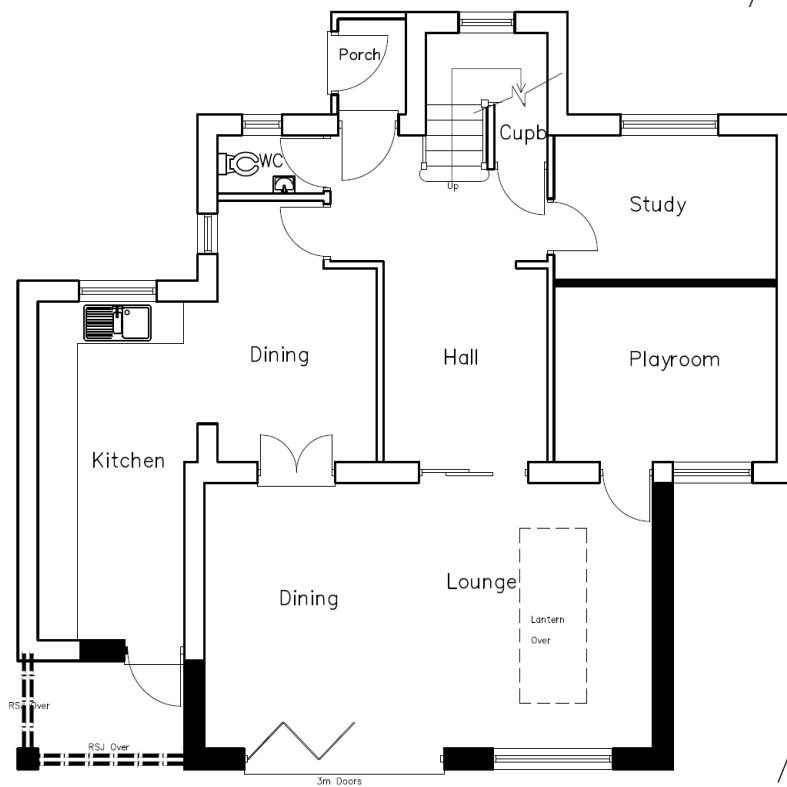
Front Elevation As Proposed



Side Elevation As Proposed



First Floor As Proposed



Ground Floor As Proposed