

ITEM 4(a)

Application Number: 19/00386/FUL

Description Demolition of existing garage, dining room and bedroom above; erection of a two-storey side and rear extension; erection of a single-storey rear extension; erection of separate annexe including single garage to the side.

AT 15 West Street, Olney, MK46 5HJ

FOR Mr & Mrs Wood

Target: 2 May 2019

Extension of Time: Yes

Ward: Olney

Parish: Olney Town Council

Report Author/Case Officer: Charlotte Ashby
Planning Officer

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Team Manager: Nikolaos.Grigoropoulos@milton-keynes.gov.uk

1.0 RECOMMENDATION

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

2.0 INTRODUCTION

The Site

2.1 The application site is situated on West Street within the residential area of Olney. The property is not located within Olney Conservation Area. To the north of the site is the adjoining neighbouring property No. 17 West Street with Nos. 11, 13 and 9B to the South.

The Proposal

2.2 The application seeks permission for the demolition of the existing garage, dining room and bedroom to the south of the site, and the erection of a two-storey side and rear extension, single storey rear extension and annexe to the rear including a single garage.

2.3 During the application amended plans were received, which shortened the proposed dropped kerb.

Reason for referral to committee

2.4 The application is referred to Development Control Panel for determination, due to the call-in request from Olney Ward Member, Cllr P Geary.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2019)

Paragraphs 7-14: Presumption in favour of sustainable development

Section 3: Plan-Making

Section 4: Decision-Making

Section 12: Achieving Well- Designed Places

The Development Plan

3.3 Olney Neighbourhood Plan (made 2017)

Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict.

3.4 Plan: MK

Policy D1: Designing a High Quality Place

Policy D2: Creating a Positive Character

Policy D3: Design of Buildings

Policy D5: Amenity and Streetscene

Policy D6: Granny Annexes

CT2: Movement and Access

Policy CT10: Parking Provision

Policy SD1: Place-making Principles for Development

3.5 Supplementary Planning Documents

New Residential Development Design Guide (2012)

Milton Keynes Parking Standards (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 Policy D2 of Plan:MK sets out the criteria which govern the design of new buildings and extensions to existing buildings. This policy seeks to ensure the design of any proposed extension will relate well to the surrounding area and character of the original building. An extension to the dwelling is acceptable in principle subject to the extension not detracting from the character of the original building and the street scene/area, nor should it result in an adverse impact on the amenity of neighbouring properties or the site's parking provisions.

Highway matters and parking

5.2 Saved Policy CT10 of Plan:MK seeks to ensure development proposals meet vehicle parking requirements as set out in the Parking Standards Supplementary Planning Document 2016 (SPD). The Milton Keynes Parking Standards SPD (2016) details the amount of parking required based on the nature of the proposed development and its location. The application site is located within Accessibility Zone 3 as identified by the Milton Keynes Parking Standards SPD 2016.

5.3 The development proposes a garage. However, as set out within the Milton Keynes Parking Standards, this does not constitute an allocated parking space. Notwithstanding, the proposed 4 on-site spaces are considered acceptable and in compliance with Policy CT10 of Plan:MK.

		Parking Standards Requirement - Zone 3	Provided
Plot Number	Type	Allocated	Allocated
No.15 (existing)	4 bed	2 + 0.5 unallocated	2 + 0.5 unallocated
No. 15 (proposed)	6 bed	2 + 0.5 unallocated	4
Site Total		2 spaces required	4 spaces provided

5.4 Objections were received with regards to the resultant impact of the extended driveway on neighbouring properties. This issue was raised with the agent and amended plans were received, which reduced the length of the dropped kerb to ensure that the proposal complies with Vehicle Crossing guidelines and results in a safe, suitable and convenient access for all potential users. Therefore, the proposal is considered to be in compliance with Policy CT2 of Plan:MK.

Impact on character of the area

5.5 The application site is located on West Street within the residential area of Olney. The site is not a Listed Building or within the setting of a Listed Building and is not located in Olney Conservation Area.

5.6 Objections were received from neighbouring properties with regards to the impact of the proposal on the character of the area and the existing dwelling. West Street comprises a range of property sizes and designs, both modern and historic in character, resulting in a lack of uniformity within the streetscene. The application building is a semi-detached property, with the existing dwelling originally designed to reflect the design of the adjoining dwelling. However, both properties have already been extended and no longer reflect the original symmetrical design. Additionally, the resulting amenity space is considered to be acceptable and in keeping with the size of the plot and therefore not resulting in a negative impact upon the character of the area.

5.7 Paragraph 127 (c) of the National Planning Policy Framework states;

“Planning policies and decisions should ensure that developments:

...

c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). “

5.8 Although it is acknowledged that the proposal is a large addition to the property, given the size of the plot, the proposal would not be considered an overdevelopment of the site. The existing 1960’s side extension and garage would be removed and replaced with a two storey side and rear extension. The use of black cladding would remain to replicate the existing character of the dwelling and that of materials used within the area such as for outbuildings within Olney, visible to the rear of No. 20B West Street. The

proposal is considered to take influence from local character within Olney and the existing dwelling, and it therefore complies with the National Planning Policy Framework and Policy D2 of Plan:MK.

5.9 The proposed annexe is set back from the streetscene and therefore would not be overly prominent. Therefore, the proposal is not considered to have a materially adverse impact upon the character of the local area.

Design

5.10 Policy D2 of Plan:MK outlines that developments should be designed for a high quality place. It states:-

“Development proposals will be permitted if they meet the following objectives/principles:

The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for a development.”

5.11 Objections were raised in regards to the scale of the development. The side and rear extension to the South of the existing dwelling would result in the removal of the existing side extension and garage. The proposed Juliette balcony is to the rear of the two storey rear extension and would not be visible from the streetscene. It is acknowledged that the proposal would be a large addition to the property and would be visible from the streetscene, but it would not be unduly prominent due to the setback from the street. The design seeks to integrate the new additions to the existing dwelling in replicating the use of black cladding to that of the existing side extension and replacing the existing out of keeping side extension with a similar built form to the existing dwelling. The proposed extension would not project significantly beyond the existing rear building line of the existing property. The proposed design will integrate visually with the existing dwelling. The proposal retains a substantial garden area to be enjoyed by the residents at the application site. The proposal therefore is not considered to be oversized for the scale of the plot or out of character with the local area.

5.12 The single storey rear extension would not be visible from the streetscene due to the location at the rear of the property and the single storey nature of the proposal. Therefore, this extension is not considered to significantly impact upon the character of the local area, and is therefore considered to be acceptable. As such, the proposed development is considered not to significantly detract from the character of the local area and is considered to accord with Policy D2 of Plan:MK.

5.13 Objections were received with regards to the proposed door to the new development and the potential for the future subdivision of the extended property into more than one dwelling in the future. It is acknowledged that it is not a common characteristic to have two front doors at one property; however, in seeking to retain the existing front door, the internal space is more workable for the applicants by providing a new additional one and this would allow the retention of this characteristic feature of the existing dwelling. In terms of the objections regarding the potential for future subdivision of the property to more than one dwellings, this current proposal is solely for the extension of and new annexe to the property. Any potential conversion is not a part of the current proposal and it cannot and will not be assessed under this application. The merits of any

such proposal would have to be assessed as part of a future application, against the policies and standards applicable at the time. Such potential cannot be considered a valid reason for refusal and the current proposal must be assessed and determined on the basis of the submitted details.

5.14 The annexe proposes a bedroom, bathroom and living area. Policy D6 of Plan:MK states;

“Proposals for 'granny annexes' will be permitted where the extension to an existing dwelling is modest in size and subordinate in scale to the main dwelling. The annex should be designed in such a way that it can function as an integrated part of the main dwelling whilst allowing for a degree of independence for the occupant(s). Vehicular access and garden areas should be shared with no boundary demarcation or sub-division of garden areas.”

5.15 The proposed annexe would not be unduly visible from the streetscene given the proposed gates from the driveway of the property. The annexe does not contain a kitchen and therefore would be considered to rely upon the main dwelling for this function. The scale of the annexe is considered to be acceptable in relation the host dwelling and amenity space. Therefore, the proposal would be considered to be acceptable. The annexe would be used in conjunction with the use of the dwellinghouse at the front, which is recommended to be de the subject of a condition, and it would need express planning permission for it to form a separate independent dwellinghouse.

5.16 For these reasons, it is considered that the development does not detract from the character of the original building or character and appearance of the area. The proposal therefore accords with Policies D1, D2, D3 and D6 of Plan:MK, ensuring that the works and design would not detract from the character of the original building.

Residential amenity

5.17 Policy D5 of Plan:MK states that development should be refused if it would be harmful by way of creating an unacceptable visual intrusion or loss of privacy, sunlight and daylight.

5.18 Given the orientation of the property and that the proposed development would not extend as far to the south as the existing pitched roof garage, the proposal would not be considered to result in an unacceptable loss of sunlight or daylight. The existing hedge is proposed to be removed by the proposal which could be considered to block their sunlight at present.

5.19 Objections have been raised from neighbouring properties with regards to the loss of privacy from the proposed two storey rear extension and Juliette balcony. The proposal would not extend further to the rear than the existing single storey conservatory. The Juliette balcony would not allow the applicants to step onto the balcony and use it as a raised amenity space and therefore it will be assessed in the same manner as a rear-facing window. Properties to the south of the site would not suffer loss of privacy from the inclusion of this balcony, given the position and distance to the rear, which is further to the West than Nos. 11 and No. 13 West Street. Windows located on neighbouring properties of No. 9B would not be visible due to the position of the annexe to screen the amenity

space. Given the distance of 32 metres from the proposal to the rear boundary of No. 15 West Street, and approximately 40 metres to 8C Orchard Rise, the proposed glazing and Juliette balcony are not considered to result in an unacceptable loss of privacy to neighbouring properties.

5.20 The existing property contains a hedge located approximately 3 metres from neighbouring property No. 11 West Street, and approximately 4 metres from the boundary within of 9B West Street. The hedge would be lost during the development, replaced with hedge buffering that would be located approximately 1.5 metres from No.11, shielding the driveway to mitigate impacts to the neighbouring property in the extension of the driveway, but still allowing access to the windows of No. 11. The removal of the hedge does not require any permission. However, its replacement can be required by way of a condition as recommended hereby.

5.21 The annexe would be located approximately between 1.5-2.5 metres from neighbouring property No. 9B West Street, given some aspects of the neighbouring property protruding further to the North. No habitable windows are located on the north elevation of No. 9B or proposed on the south elevation of the annexe. It is acknowledged that the proposal would be located within close proximity of the neighbouring dwelling, however, given that the existing tall hedge currently/previiously screened the amenity space of No. 15 West Street, and was significantly taller than the proposed annexe, the annexe is not considered to result in a significant negative impact to warrant refusal of the application.

5.22 Objections were received from neighbouring properties with regards to the impact of the building of the annexe on the fabric of the neighbouring properties. This aspect is not a material planning consideration and cannot be considered as part of this application. The developers do not have the right to adversely affect in any way the fabric of any neighbouring properties. Any such effects can be dealt with by way of the Party Wall Act and are a civil matter between neighbours. Also any issue relating to structural stability is a matter to be considered at Building Regulations stage.

5.23 Overall it is acknowledged that the proposal will constitute a large extension to the property. However, having regard to the size of the plot and the arrangement/layout of the existing and proposed buildings, the proposed development is considered not to have a significantly harmful impact in regard to visual intrusion, loss of privacy, sunlight and daylight and overbeariness. As such it does not warrant refusal and therefore is considered to comply with Policy D5 of Plan:MK.

6.0 CONCLUSION

6.1 The proposal is in accordance with the development plan and national policy and it is considered that despite the large size of the proposed extension and additional annexe, it would on balance be acceptable and therefore it is 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 development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

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 D1, D2, D3, D5 and SD1 of Plan:MK.

3. Details of the type and size of a “fast” hedge to be planted alongside and just inside the south boundary of the site immediately to north of nos. 9b, 9c 11 and 13 West Street along the line shown on the hereby approved proposed site plan, shall be submitted to the Council for its approval prior to any works continuing beyond slab floor level. The hedge shall be planted in accordance with the approved details and within the first planting season following substantial completion of the works hereby approved and shall be retained thereafter.

Reason: In the interest of the amenity of the adjoining neighbours and further to Policy D5 of Plan:MK.

4. The resulting accommodation as extended and annexed to shall solely be used as part of and/or for purposes ancillary to the self-contained Class C3 single dwelling house use of the property at no. 15 West Street and shall not be subdivided into two or more self-contained dwellings without the prior express planning permission

Reason: It is considered that the site is inappropriate for an independent unit of accommodation in addition to the main dwelling and such development would be detrimental to the amenities of the area, contrary to Policies D1 and D5 of Plan:MK.



WEST STREET

WEST STREET

20

11

13

9c

9b

9a

5m

0m

20m

40m

60m

80m

100m

DO NOT SCALE FROM DRAWING

PROPERTY

11 WEST STREET, OLNEY
BUCKINGHAMSHIRE

PROJECT

P-5003 - PROPOSED SITE LAYOUT PLAN

DATE

OCT 2018

SCALE

1:250 @ A3

PROJECT NO.

WDD01

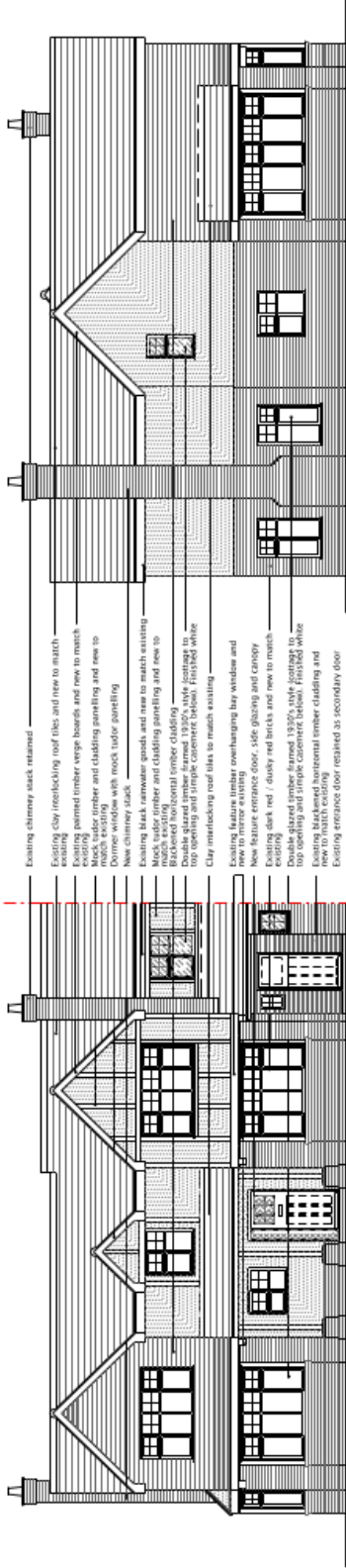
DATE

OCT 2018

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DARRINGTON ARCHITECTS

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- Existing chimney stack retained
- Existing clay interlocking roof tiles and new to match existing
- Existing painted timber verge boards and new to match existing
- Mock cedar timber and cladding panelling and new to match existing
- Domestic window with mock halfjoor panelling
- New chimney stack
- Existing black rainwater goods and new to match existing
- Mock cedar timber and cladding panelling and new to match existing
- Blackened horizontal timber cladding
- Clay interlocking roof tiles to match existing
- Clay interlocking roof tiles to match existing
- New feature entrance door, side glazing and canopy
- Existing dark red / dusky red bricks and new to match existing
- Existing glazed timber framed 1930s style cottage to top opening and simple casement below. Finished white
- Existing blackened horizontal timber cladding and new to match existing
- Existing entrance door retained as secondary door

PROPOSED FRONT ELEVATION

PROPOSED VISIBLE SIDE ELEVATION



- Existing chimney stack retained
- Existing clay interlocking roof tiles and new to match existing
- New chimney stack
- Existing painted timber verge boards and new to match existing
- Existing black rainwater goods and new to match existing
- Render to match existing
- Double glazed timber framed 1930s style cottage to top opening and simple casement below. Finished white
- Justine balcony
- Pyramid roof lanterns
- Blackened horizontal timber cladding
- Double glazed patio doors with side glazing
- Existing dark red / dusky red bricks and new to match existing

PROPOSED REAR ELEVATION

PROJECT		15 WEST STREET, OLNEY BUCKINGHAMSHIRE	
DRAWING REFERENCE		P-E202-PROPOSED ELEVATIONS	
DRAWING NUMBER		D	
DATE	SCALE	DATE	SCALE
W0001	1:100 @ A3	OCT 2018	AM
DRAWING TITLE		DRAWING NUMBER	

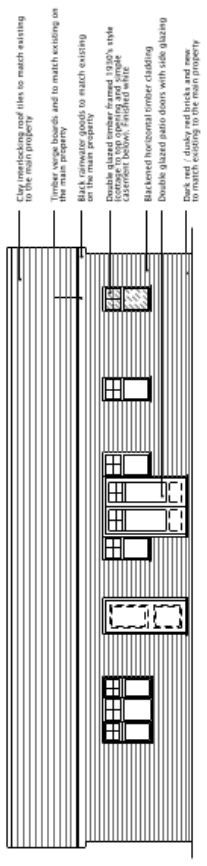
SCALE BAR: 0m, 10m, 20m, 30m, 40m, 50m

DO NOT SCALE FROM DRAWING

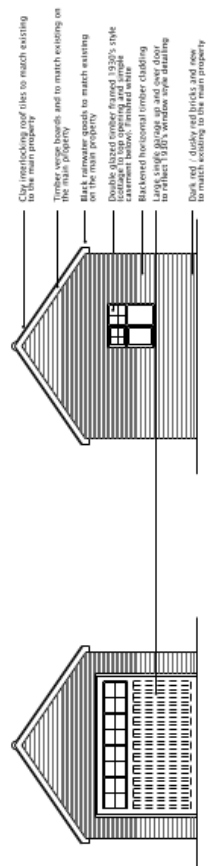
DISCLAIMER:
 This drawing is a preliminary design and is not intended to be used for construction without the approval of the relevant authorities. It is the responsibility of the client to ensure that all necessary permissions and approvals are obtained before construction begins. The architect accepts no liability for any errors or omissions in this drawing.



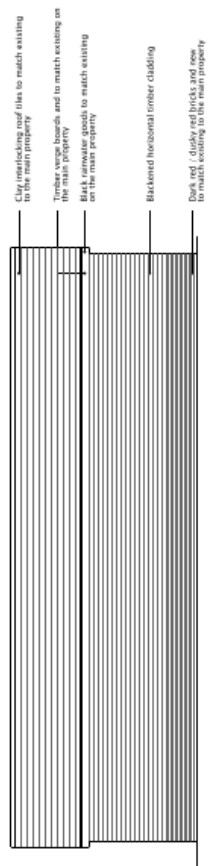
DARRINGTON ARCHITECTS



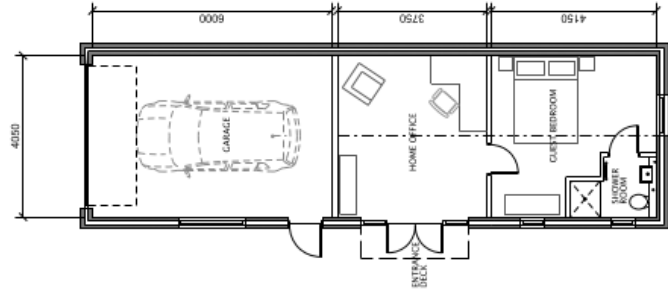
PROPOSED SIDE GARDEN FACING ELEVATION



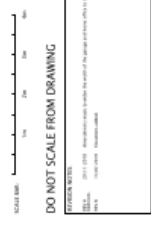
PROPOSED FRONT ELEVATION



PROPOSED SIDE BOUNDARY FACING ELEVATION



PROPOSED LAYOUT PLAN



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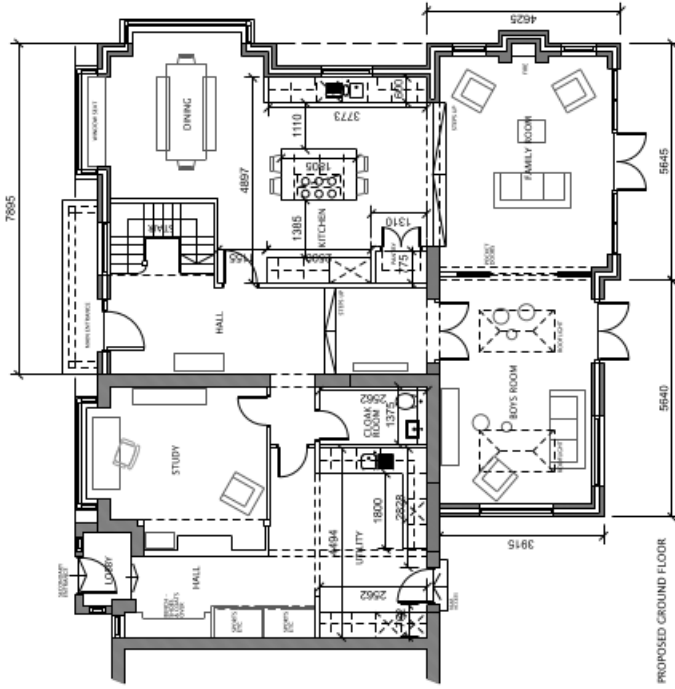
DESIGNER NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.

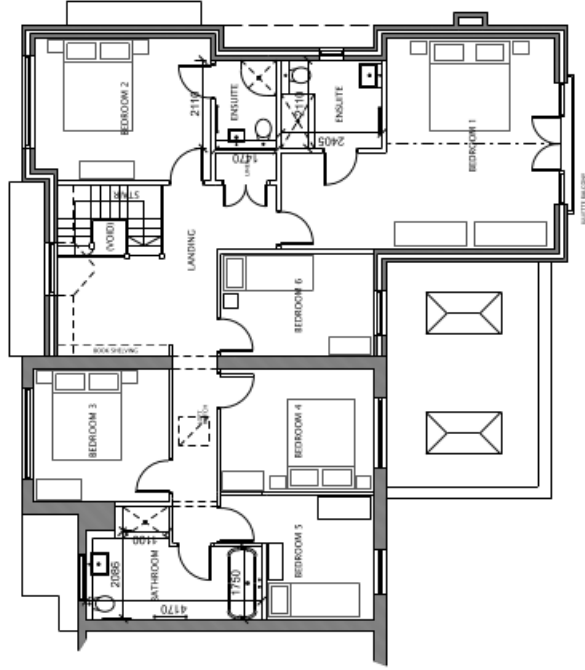
2. ALL WORK TO BE COMPLETED BY 15th NOVEMBER 2018.

3. ALL WORK TO BE COMPLETED BY 15th NOVEMBER 2018.

PROJECT	15 WEST STREET, OLNEY BUCKINGHAMSHIRE		
PROPOSAL REFERENCE	P-P103_PROPOSED ANNEXE		
REVISION	B		
DATE REVISION	NOVA	DATE	REVISION
W0001	1:100 @ A3	NOV 2018	AM
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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

PROJECT		15 WEST STREET, QUINEY BUCKINGHAMSHIRE	
DRAWING REFERENCE		P-P102_PROPOSED LAYOUT PLANS	
DRAWING DATE		OCT 2018	
DRAWING NO.		2405	
SCALE		1:100 @ A3	
DATE		OCT 2018	
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Appendix to 19/00386/FUL

A1.0 RELEVANT PLANNING HISTORY

No relevant planning history on the site.

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Ward- Olney- Cllr P Geary

“If you are deeming to approve this under delegated powers I would request that the item is taken to committee to allow local residents to voice their objections in person to the planning committee.

My planning reason for the request is that because of the size of the proposed extension it could have a significant detrimental impact on the street scene and to neighbours in the area.”

A3.2 Ward- Olney- Cllr Hosking

No response received.

A3.3 Ward- Olney- Cllr McLean (Member of Development Control Committee)

No response received.

A3.4 Parish Council

“The council has no comments.”

A3.5 Third party objections have been received from four addresses and are summarised as follows:

Material comments;

- Impact on character of the local area and existing dwelling
- Loss of privacy
- Scale of development
- Noise