

First floor and two storey side extension

AT 32 Wellfield Court, Willen, Milton Keynes

FOR Mr S Deogun & Mrs G Deogun

Target: 13th February 2013

Ward: Linford South

Parish: Campbell Park Parish Council

Report Author/Case Officer: Mr Chris Megson

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Head of Team: Alex Harrison

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a detached dwelling located at the end of Wellfield Court, a residential cul-de-sac located in Willen. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The current application seeks planning consent for the erection of a two storey side extension incorporating the existing garage, the proposal is located on the west side elevation of the house. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework paragraph

- Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

T15 – Parking Provision.

Supplementary Planning Guidance
Parking Standards for Milton Keynes 2005 (Amended 2009)

3.0 MAIN ISSUES

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

- 3.1 1. Parking provision and concerns raised by the Parish Council; the parking standards does not require the provision an additional on plot parking space.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to a standard condition for duration.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Parking

Comments on the current parking arrangement at the site.

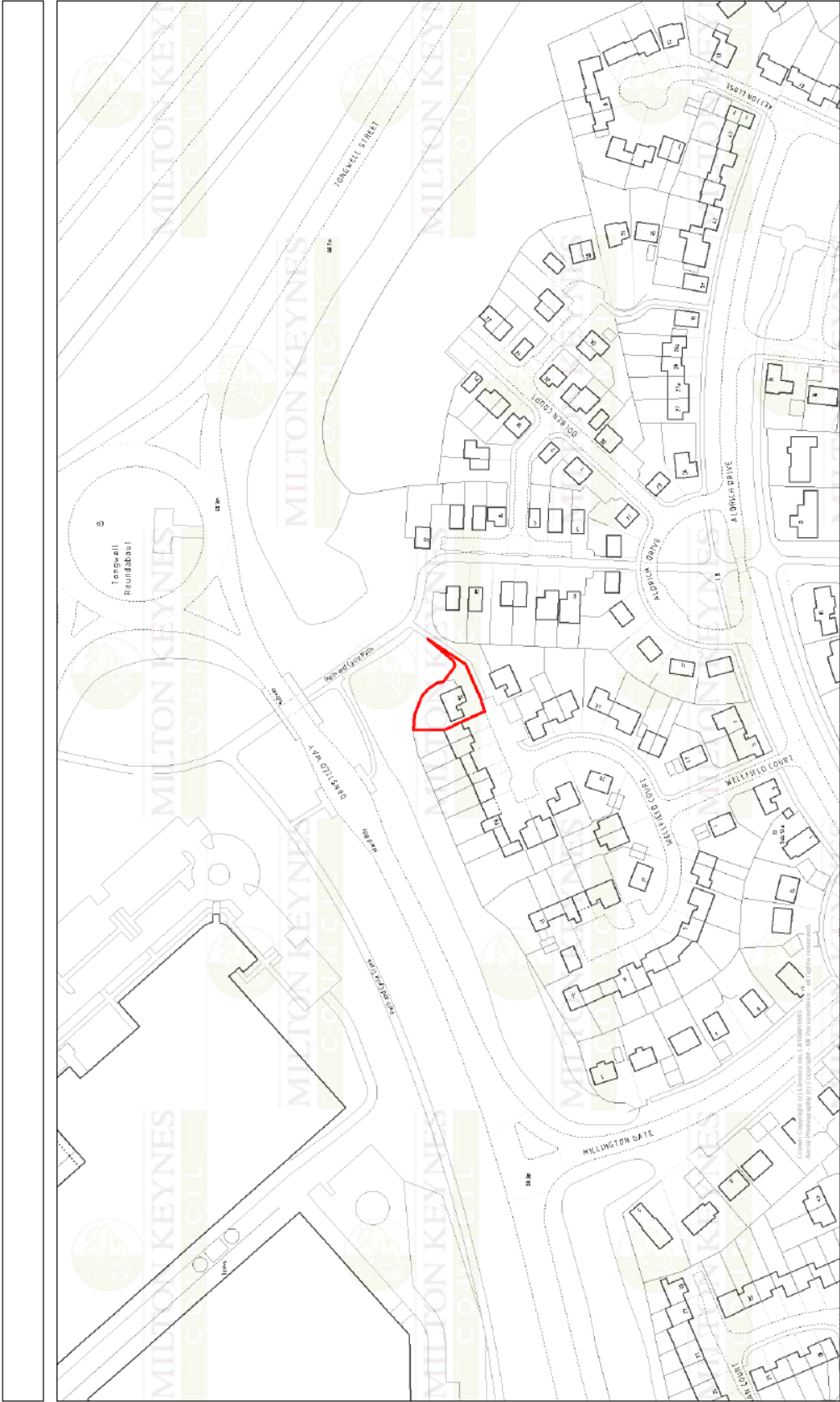
At present, the application dwelling has four bedrooms located at first floor level, the current application would see the introduction of a fifth bedroom and en-suite above the existing garage. The Parking Standards for Milton Keynes Addendum 2009 indicates that there is no requirement for the provision of a further parking space. A refusal on grounds of parking provision would therefore not be justifiable.


6.0 CONDITIONS

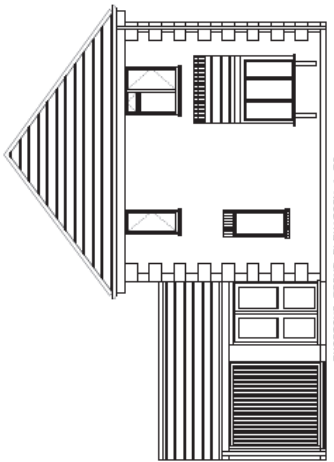
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

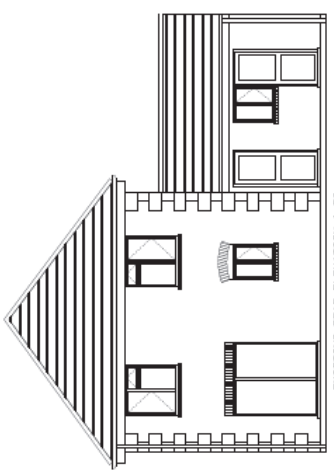
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)



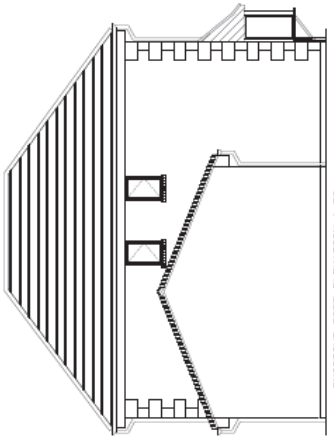
	<p>Crown Copyright (C) Licence No. LA100019593 Aerial Photography Copyright (C) Geospespectives - All rights reserved.</p>	<p>Date 11/2/2013</p>	<p>Scale 1/1250</p> <p>Centre = 487738 E 241601 N</p> <p>Author:</p>
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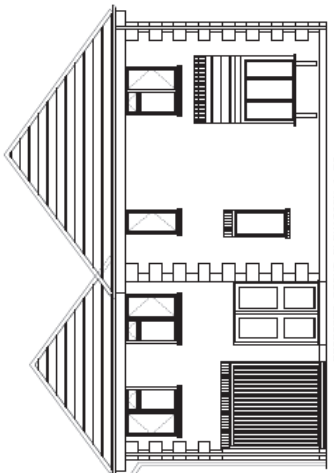
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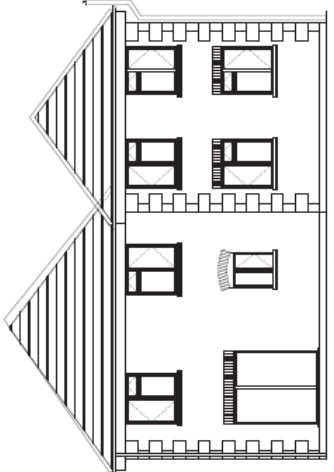
EXISTING REAR ELEVATION 1:50



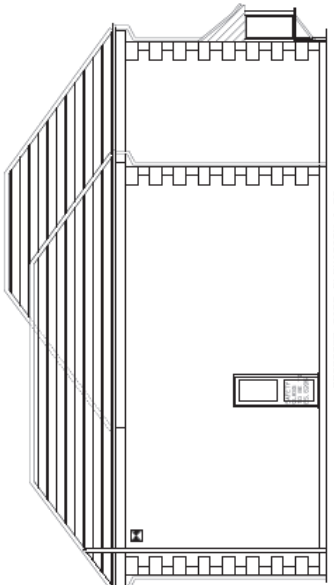
EXISTING SIDE ELEVATION 1:50



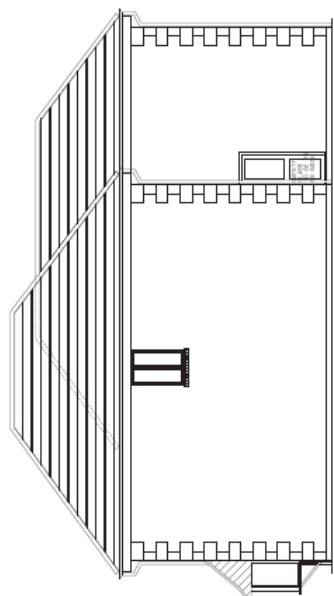
PROPOSED FRONT ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50



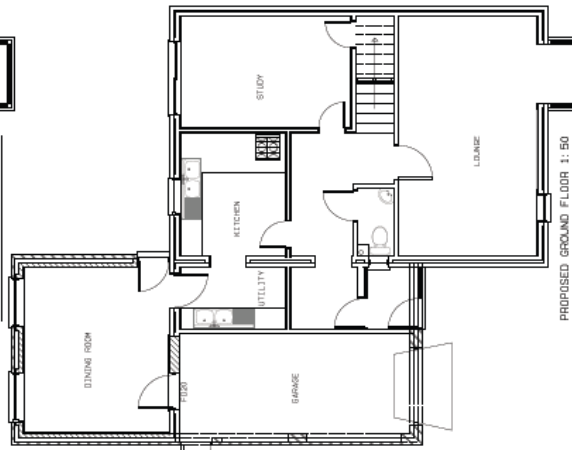
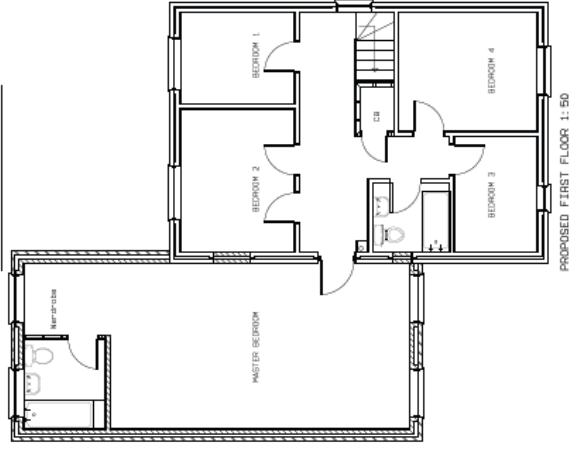
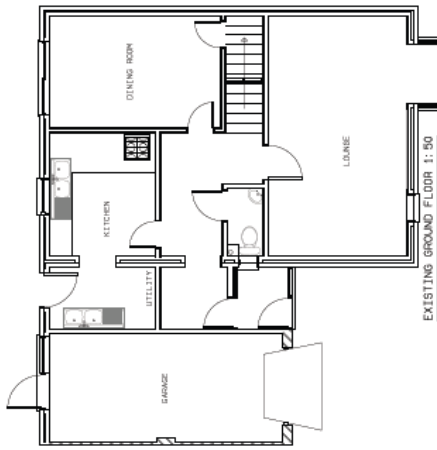
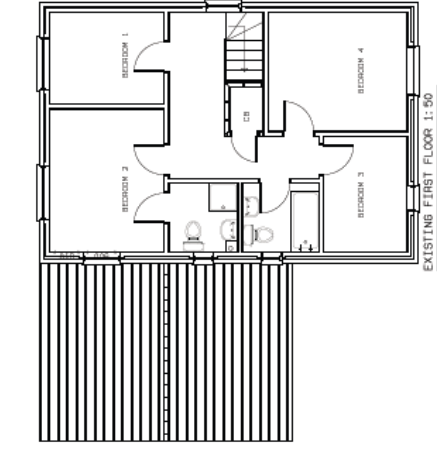
PROPOSED SIDE ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50

PROPOSED FIRST FLOOR AND
TWO STOREY SIDE EXTENSION AT
32 WELFIELD COURT
MILLEN
MILTON KEYNES MK15 8HL
FOR MR. & MRS. S. DELVIN
TEL. 01908 660 571 / MOB. 07968 524 150
MARKINGHAM CONSULTANCY
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ONS. No. 66/2507/148/012-01-2012 3/06/12/072
DRAWN BY: S. WILSON / CHECKED BY: S. WILSON / DATE: 14/06/12

BEFORE ANY WORK BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND HIGHWAYS.



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32 WELLFIELD COURT
MILLEN
MILTON KEYNES MK15 9HL
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WWW.MILLENBUILDINGCONTRACTORS.CO.UK
0203838177 & 0203237
18, BARKSTONE CLOSE,
EMERSON VALLEY
MILTON KEYNES MK4 2AT
TEL: FAK 01908 506507 OR 07959 528833
E-Mail: info@milken1.com
DRA: No. 02/02/1407/12-K1-2012-Draft 01/2
ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
DATE OF REVISION: 10/10/12

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 Character

Wellfield Court consists of numerous modern residential dwellings varying from terraced rows to detached dwellings, all of differing design and scale. In the absence of a consistent street frontage, it is not considered that the proposed extension is of detriment to the area. The application dwelling is located at the very end of the street, with the proposed extension significantly stepped back from the primary front elevation of the house. The applicant has indicated on the floor plans that the proposal will use materials to match those of the existing property. For these reasons it is considered that the proposed extension is not of significant harm to the character and appearance of the area.

A2.2 Amenity

Likewise, the application dwelling is not considered of harm with regard to its impact on neighbouring amenity. Again the situation of the proposal stepped back from the front elevation of the dwelling prevents it from appearing prominent from No. 33, the neighbouring dwelling facing the application site.

A2.3 Similarly, it is noted that the proposed extension projects no further to the rear than the primary rear elevation of No. 31 Wellfield Court, thus the impact of the proposal on the rear outlook of this neighbouring occupier will be minimal. In addition to this, there are no windows located in the east side elevation of this neighbouring dwelling face the application site. The impact on No. 31 is therefore not considered to be of significant harm

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 Campbell Park Parish Council

Objected to the application on grounds of the additional pressure the proposal would place on street parking in Wellfield Court

See section 5.1

A3.2 Arboriculture Officer

No comment

Noted

A3.3 Local Residents

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

- 10 -11 Dolben Court Willen
- 31 - 33 Wellfield Court Willen

No representations were received.

Noted