

**06/01894/FUL**

**REPLACEMENT DWELLING  
AT 73 Ousebank Way, Stony Stratford, Milton  
Keynes  
FOR Mr D Webb**

## INTRODUCTION

The application site is situated on the northern side of Ousebank Way and is within a staggered line of detached dwelling houses. The site contains a detached house with a linked garage, which was constructed in the 1963 and is in need of some modernisation. The street scene in Ousebank Way is characterised by a mix of dwelling houses, dormer bungalows and bungalows. A previous application 04/00197/FUL for the erection of a detached dwelling house and garage was approved at number 75 Ousebank Way. This consent has not been implemented but is still live.

A concurrent planning application 06/01895/FUL for the demolition and erection of a new dwelling house at number 75 Ousebank Way has been submitted for determination, and appears next on this agenda.

## PLANNING HISTORY

A planning application 06/00055/FUL for the erection of a replacement dwelling house was refused by officers under delegated powers on 22nd February 2006.

## THE CURRENT APPLICATION

This application seeks to demolish an existing two storey dwelling house and erect a replacement two storey house with rooms in the roof space and an integral garage and associated area of hard standing for parking.

## KEY ISSUES

1. Whether the siting, scale and design would enhance the character and appearance of the street scene in this part of Ousebank Way.
2. Whether the development would have an adverse impact on the amenities of neighbouring properties.
3. Whether there would be adequate on site parking.

## PLANNING POLICY

The main policies in the adopted Milton Keynes Local Plan (2001 - 2011) are:

D1 Impact of development proposals on locality  
D2 Design Of Buildings  
T15 Parking

06/1894/FUL  
73 Ousebank Way SS  
Replacement Dwelling

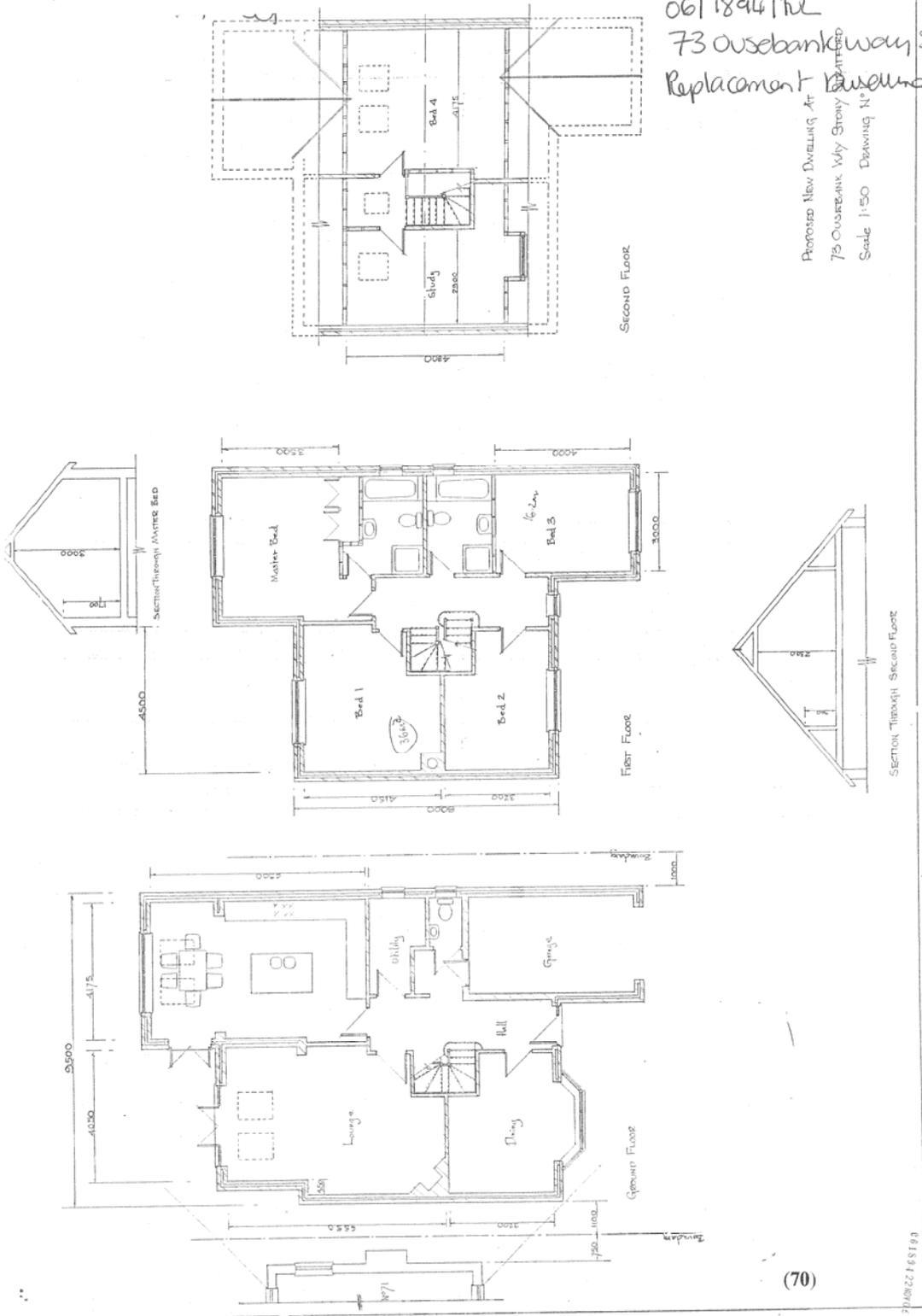


SCALE 1:1250

(69)

06/18/94/TUL  
 73 Ousebankway SS  
 Replacement Dwelling

PROPOSED NEW DWELLING AT  
 73 OUSEBANK WAY STONEY MOUNTAIN  
 SCALE 1:50 DRAWING NO.

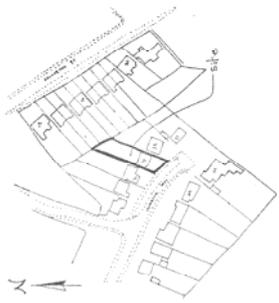
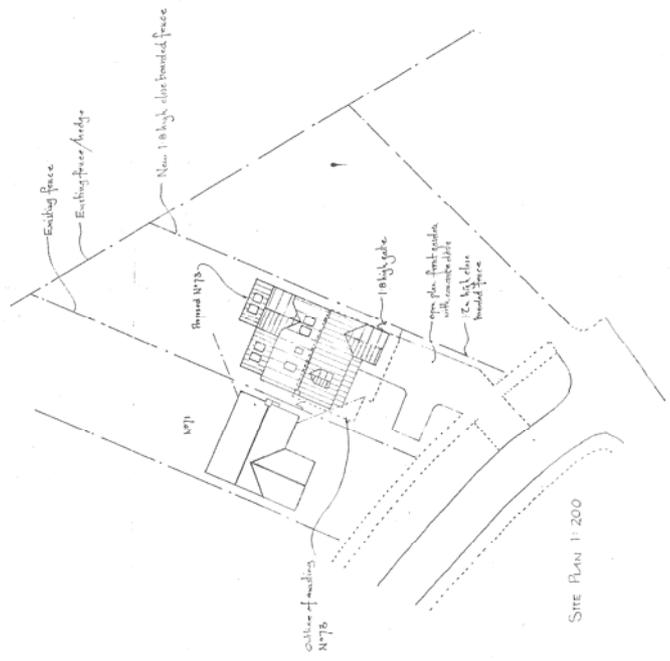
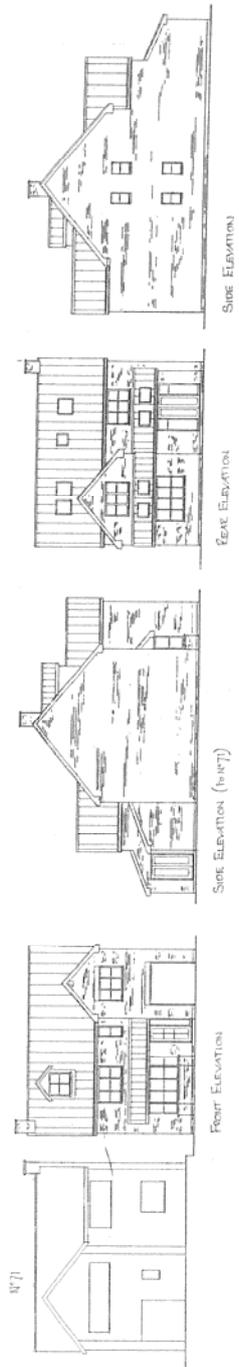


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27/09/22 165189

06/1894/TIL  
 73 Ousebank Way SS  
 Replacement  
 Dwelling

Proposed New Dwelling At  
 73 OUSEBANK WAY STONY STRAIT RD  
 Scale 1:100 Drawing N°2



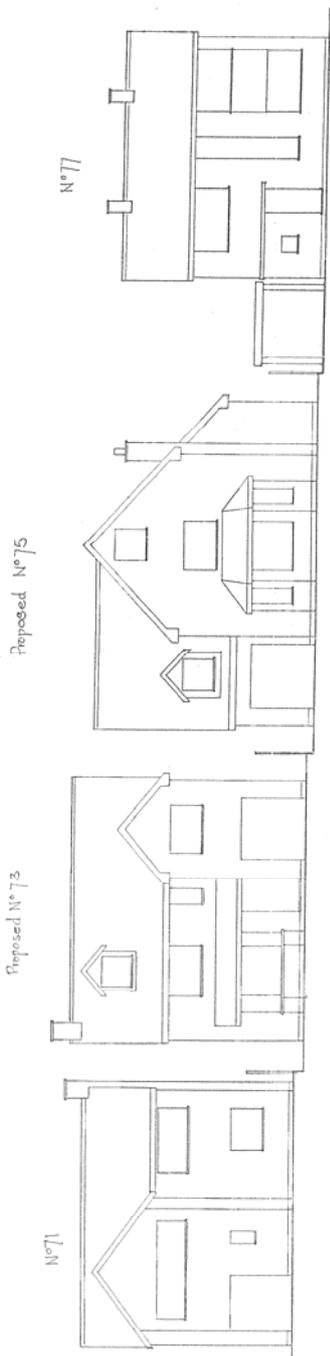
DO NOT SCALE

(71)

FO/22/168198

06/1894/15/L  
73 Ousebank Way SS  
Replacement Dwelling

OUSEBANK WAY STONY STR  
STREET SCENE  
Scale 1:100 Drawing N



06189422M0703

(72)

Supplementary Planning Guidance - Milton Keynes Parking Standards -  
adopted 2005  
CONSULTATIONS

Scientific Officer - Recommends that a condition be imposed requiring an assessment of ground conditions to determine the likelihood of contamination.

MKTAG - The dwelling incorporates measures, which will assist people with disabilities to use the building in accordance with Approved Document M of the Building Regulations.

Buckingham and River Ouzel Drainage Board - If the method of storm water disposal is to be by way of soakaways then it is essential that the ground conditions be investigated and if found satisfactory the soakaways constructed in accordance with the latest Building Research Establishment Digest.

Highway Engineer - No objections subject to the imposition of two conditions relating to the provision of the new access and closure of the existing.

Stony Stratford Town Council - Object to the proposals for the following reasons:

1. The proposal to build a house of this size on this site represents an over development of the site. The scale of the development is excessive when viewed in comparison to number the property to be demolished and the neighbouring property at number 71.
2. The proposed dwelling will result in a loss of amenity to neighbouring properties, particularly number 71 and will provide a visual intrusion to the south west for those properties that bound the site on Calverton Road. The build line for the original property should be retained to protect this amenity.

Neighbour Observations - None received.

## CONSIDERATIONS

The key consideration is whether the design of the replacement dwelling would address the previous reasons for refusal which were:-

"1. The proposed detached dwelling by virtue of its siting, scale and design would introduce a large, bulky and incongruous building which would be out of scale, character and appearance with the surrounding area. The proposed development would be contrary to policy D2 of the adopted Milton Keynes Local Plan (2001 - 2011)

2. The proposed development if permitted would have a detrimental impact on the daylight, outlook, and amenity of the occupiers of 71 Ousebank Way, as a consequence of the dominance and positioning of the two and a half storey dwelling. The proposed development would therefore be inconsistent with policy D1 of the adopted Milton Keynes Local Plan (2001 - 2011)."

The proposed two-storey dwelling house would have an overall depth 8 metres adjacent to number 71 and 13 metres adjacent to number 75 by 9.5 metres in width. There would be a single storey rear projection measuring 2.2 metres by 4.1 metres adjacent to 75 Ousebank Way and a single storey extension projecting by 2.5 metres by 4.5 metres adjacent to 71 Ousebank Way. The proposal includes the utilisation of the roof and the property would have a total of five bedrooms. The dwelling would measure 8.5 metres to the ridge and 5.1 metres to the eaves. A gap of 1.1 metres would be retained to the boundary with number 71 and 1 metres to the boundary with number 75.

The floor area of the existing dwelling is 154 sq m over two floors. The proposed house would have of 262 sq.m over three floors, an additional 108 sq.m of floor space. The previously refused scheme had a total floor area of 362 square metres floor area. The height of the dwelling would be 8.5 metres and is shown as being 0.5 metres higher than number 71, which is not a significance difference. The design with of the dwelling has been amended and the awkward shaped roof and disproportionate dormer window have been omitted and the scale, form and design now reflects the character and appearance of other dwellings in the street scene. The first reason for refusal is considered to have been satisfactorily addressed.

There are a number of ground and first floor windows in the eastern side elevation of number 71 which face number 73, but these are all secondary windows. The proposed dwelling would be positioned 1.8 metres from the nearest windows and would result in some loss of light and outlook from these windows. However, the applicant has demonstrated on the site plan drawing that the 45-degree line when taken from the edge of the nearest window serving a habitable rooms at number 71 would not be infringed, therefore the proposed dwelling would not result in unacceptable loss of light or outlook to the living room or bedrooms at the neighbouring property. The proposed house would be positioned 2 metres from the house that is proposed under a concurrent application 06/01895/FUL at number 75. Although the 45 degree line when taken from the edge of the nearest window at this proposed would be slightly infringed and would result in some overshadowing, however, these windows would serve non habitable rooms, and the impact is not considered detrimental enough to warrant refusal of the application.

There is currently a distance of 52 metres between the rear of the existing dwelling and the rear of properties in Calverton Road; this distance would be reduced to 45.2 metres (2 storey). This would exceed the normal 22 metres back-to-back separation and spacing distance and the proposed dwelling will not severely detract from the present amenities of properties in Calverton Road. Although accommodation is proposed in the roof space the applicant is proposing to install velux roof lights in the rear elevation so as to reduce the

impact on the amenities of properties in Calverton Road in terms of loss of overlooking and privacy. The second reason for refusal is considered to have been satisfactorily addressed.

Under the adopted parking standards two on site parking spaces would be required. There is space to fit two cars on the driveway. The Highway Engineer advises, since the crossover is now at right angles to the road, this proposal is now acceptable. However, the location of the proposed access is on the other side of the plot to the existing access, so the existing access should be closed and the footpath reinstated. There are no objections subject to conditions being imposed requiring the installation of the new access and the closure of the existing access.

## CONCLUSION

Although the footprint of the proposed dwelling house would be 108 square metres greater than the existing, the scale form and design has been amended and would satisfactorily address the two previous refusal reasons.

## RECOMMENDATION

Planning permission is granted with conditions relating to timescale, materials, contamination, drainage, access to be built first, closure of existing access, levels, no overhead wires, boundary treatment, removal of permitted development rights, obscure glazing in first floor eastern side elevation, landscape, parking, fencing in construction, wheel cleansing and hours of operation during construction.