

**Application Number:** 18/01535/FUL

**Description** Erection of a four bedroom detached house with associated parking spaces.

**AT** 13 Roche Gardens, Bletchley, Milton Keynes, MK3 6HR

**FOR** Mr Luciano Pilla

**Target:** 20.08.2018

**Extension of Time:** Yes (28.09.2018)

**Ward:** Bletchley Park

**Parish:** West Bletchley

**Report Author/Case Officer:** Olivia Farrell  
Planning Officer

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**Team Manager:** Nicola Thompson: nicola.thompson@milton-keynes.gov.uk

## 1.0 RECOMMENDATION

It is recommended that planning permission is granted subject to the conditions set out in this report.

## 2.0 INTRODUCTION

### The Site

2.1 The application site is located on a prominent corner plot on Roche Gardens in a residential area of Bletchley. The application site currently contains No. 13 Roche Gardens which is a three bedroom semi-detached house with a linked garage and large garden. To the east of the application site is attached neighbouring property, No. 11 Roche Gardens and beyond this there are a number of two storey detached properties including No. 7 and 9 Roche Gardens. To the south of the site, there are a number of other two storey semi-detached properties including No. 18, 20, 22 and 24 Roche Gardens. To the north of the site there are a number of single storey properties including the closest rear property, No. 15 Roche Gardens.

## The Proposal

- 2.2 The application seeks planning permission for the erection of a four bedroom detached house to the west of No.13 Roche Gardens.
- 2.3 During the application amended plans were received which removed the gable frontage, altered the position of the side fence and provided additional highways information including visibility splays.

## Reason for referral to committee

- 2.4 This application is referred to the Development Control Panel for determination at the request of West Bletchley Parish Council. The Parish Council have objected to the application on the grounds of overdevelopment, impact on the character of the streetscene, highways safety, visual intrusion, loss of privacy, loss of light and an increased flood risk.

## **3.0 RELEVANT POLICIES**

### 3.1 National Planning Policy Framework (2018)

Paragraphs 11-14: Presumption in favour of sustainable development  
Section 4: Decision-making  
Section 5: Delivering a sufficient supply of homes  
Section 8: Promoting healthy and safe communities  
Section 12: Achieving well-designed places

## The Development Plan

### 3.2 West Bletchley Neighbourhood Plan (Consultation on Submitted Plan)

The application site is located within the designated area of West Bletchley Neighbourhood Plan. The neighbourhood area plan for West Bletchley was approved by Cabinet on 10<sup>th</sup> December 2013. The submitted plan and associated documents and policies are currently being consulted on as per Regulation 16 of the Neighbourhood Planning (General) Regulations, 2012. No referendum has been held with respect to the neighbourhood plan. With this in mind, no weight can currently be afforded to the Neighbourhood Plan in respect of the determination of this application.



### 3.3 Core Strategy (2013)

Policy CSA: Presumption in favour of sustainable development

Policy CS10: Housing

Policy CS13: Ensuring High Quality, Well Designed Places

### 3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Policy D1: Impact of Development Proposals on Locality

Policy D2A: Urban Design Aspects of New Development

Policy D2: Design of Buildings

Policy T10: Traffic

Policy T15: Parking Provision

Policy L2: Protection of Public Open Space and Existing Facilities

### 3.5 Supplementary Planning Documents

Milton Keynes Parking Standards (2016)

New Residential Development Design Guide (2012)

### 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

Landscape

## 5.0 CONSIDERATIONS

### Principle of development

- 5.1 The application site is located within a residential area of Bletchley, which is within the Milton Keynes boundary. The application site is not in a Conservation Area, a Listed Building, within the setting of a Listed Building or in a flood risk area.
- 5.2 The application site is located in an area identified as Housing within the Milton Keynes Local Plan Proposal Map. Saved Policy H7 of the Milton Keynes Local Plan relates to housing on unidentified housing sites. This policy allows for the creation of dwellings within settlement boundaries subject to certain criteria. This Policy reads: 'Proposals for new housing on sites within the limits of the development of settlements defined on the Proposals Map will be assessed against the following criteria:
- *i) Whether the site has been previously developed*
  - *ii) Whether any buildings on the site are empty or under-used and suitable for conversion to residential use*
  - *iii) The location and accessibility of the site to jobs, shops and services by means other than the car, and the potential for improving such accessibility.*
  - *iv) The compatibility of housing development with existing land uses in the surrounding area*
  - *v) Where there is sufficient capacity in existing infrastructure, including water supply, drainage and other utilities, and community facilities (such as schools and health facilities) to serve the proposed development*
  - *vi) Whether there are any physical and environmental constraints, such as contamination, noise and flood risk, affecting the site*
- 5.3 Residential curtilage is not deemed to be previously developed land for the purposes of the above policy. The application site is located in an existing residential area, well served by local amenities, transport links and services. One additional residential unit in this area is considered unlikely to result in any strain on the existing infrastructure of the area. There are no other known constraints which would preclude the acceptability of the proposal in principle.
- 5.4 Therefore, as the application site is located within an existing housing area on the Local Plan proposals map, the principle of developing the site for a domestic dwelling is considered to be acceptable and in accordance with Saved Policy H7 subject to the material considerations as detailed below.

Highway matters and parking

- 5.5 Saved Policies D1 (i) and (vi), T10 and T15 of the Milton Keynes Local Plan 2001-2011 and CS13 of the Milton Keynes Core Strategy 2013 require that officers assess any additional traffic generation a development may cause and the resulting impact on the surrounding road network/ parking provision.
- 5.6 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.
- 5.7 Objections have been received from neighbouring properties in relation the impact of the proposed development on the number of parking spaces available in the area. The proposed site plan illustrates that there will be two on-plot spaces for both the host dwelling and the new dwelling. Therefore the proposal is in accordance with the council’s adopted parking standards and will ensure there is no significant adverse impact on the highway.

		Parking Standards Requirement - <b>Zone 3</b>	Provided
<b>Plot Number</b>	<b>Type</b>	<b>Allocated</b>	<b>Allocated</b>
1. No. 13 (existing)	3 bedrooms	2	2
2. No. 13A (proposed)	4 bedrooms	2	2
<b>Total</b>		4	4
	<b>Site Total</b>	<b>4 spaces required</b>	<b>4 spaces provided</b>

- 5.8 Objections have also been received from neighbouring properties in relation the impact of the proposed development on the “blind bend”. The MKC Highways Officer was consulted and concluded that the visibility from the existing access will actually improve the visibility around the corner. The reason for this is that the high frontage landscaping will be removed and controlled by condition. Therefore, the proposed development will improve the visibility around the corner and will reduce the current issues related to the “blind bend”.

- 5.9 As such, the proposed development is considered to be acceptable in regard to its impact on the local road network and parking provision. Therefore the proposed development is considered to accord with Saved Policies D1, T10 and T15 of the Milton Keynes Local Plan 2001-2011 and guidance as set out in the Milton Keynes Parking Standards (2016).

#### Impact on character of the area

- 5.10 Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals reinforce townscape character.
- 5.11 The application site is located on a prominent corner plot near the end of Roche Gardens. The proposed dwelling will be approximately 8.3 metres in width which will be notably larger than the host dwelling. Whilst this is noted, the local area is characterised by a variety of dwellings of differing scales, designs and styles. For example, No.1 and No. 3 Roche Gardens are both large detached properties which have had two storey side extensions and have a frontage which measures approximately 10 metres wide. Furthermore, while the proposed dwelling is of a considerable size, due to the size of the plot, both the dwelling and the associated amenity space are considered to fit comfortably on site. Therefore, on balance, the proposed development is considered to be in scale with buildings in the immediate vicinity and will therefore not be an inappropriate addition to the streetscene.
- 5.12 As such, the proposed dwelling is considered to not to significantly detract from the character of the local area and is considered to accord with Saved Policies D2A and D2 of the Milton Keynes Local Plan 2001-2011.

#### Design

- 5.13 Saved Policy D2 also states that development will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.
- 5.14 The proposed dwelling is detached and will be noticeably larger in scale than the semi-detached host dwelling. Whilst this is noted, the proposed dwelling will have a similar ridge height and will also utilise matching concrete profile tiles to No. 13. In addition to this, the proposed development is designed with weatherboard cladding which will match the colour and materials of the host dwelling. As such, these

design features will ensure the new dwelling integrates satisfactorily with the character of the original building.

- 5.15 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 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 in respect of ensuring that the works would not detract from the character of the original building.

#### Residential amenity

- 5.16 Policy D1 of the Milton Keynes Local Plan 2001-2011 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.
- 5.17 Objections have been received from neighbouring properties in regards to loss of sunlight and daylight. However, the surrounding properties will be at a sufficient distance to ensure that they do not experience a loss of sunlight and daylight, the main property that will be impacted in terms of sunlight and daylight will be the host dwelling. The rear of proposed dwelling is designed to be part single storey and part two storey to ensure that the proposed development will not infringe the 45 degree line from No. 13's closest ground floor window. As such, the proposed single storey element will mitigate the impact on sunlight and daylight to the closest impacted neighbour. Therefore, the proposed development will have a limited impact on the host dwelling and surrounding properties in regards to sunlight, daylight and visual intrusion.
- 5.18 Objections have also been received in regards to a loss of privacy to neighbouring properties. The proposed front and rear first floor openings will be located well above the recommended 22 metre back-to-back distance and will face onto the frontage of the surrounding properties. As such, the impact on neighbours in regards to privacy is considered to be minimal. It is noted that there are three side elevation openings proposed which will serve bathrooms and therefore it is considered reasonable and necessary to condition that these be obscurely glazed and non-opening below 1.7 metres.
- 5.19 Overall, therefore, it is considered that the proposed development would not result in an adverse impact on the amenity of neighbouring dwellings and as such would accord with Saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

## Landscaping

- 5.20 Saved Policy D2 (v) and NE4 of the Milton Keynes Local Plan 2001-2011 seek to ensure that developments do not significantly impact the natural landscape of a site.
- 5.21 Saved Policy D2 (v) states: "development proposals for buildings will be refused unless they... include landscaping and boundary treatments that integrate with those of the surrounding area".
- 5.22 The proposed boundary treatments would involve a 1.8 metre fence which will surround the property. This boundary treatment is not considered to be an inappropriate addition when compared to that of surrounding properties. In addition to this, as part of this application some of the trees and hedging in the front garden will be removed. This is considered to be necessary in order to facilitate the required on-plot parking provision and for an appropriate visibility splay to be achieved. Whilst it is noted that there will be an inevitable reduction in the vegetation at the site, the benefits of the proposed access are considered to outweigh the harm. As mentioned in section 5.8 the new access is considered to improve the current situation and reduce the impact of the issues associated with the "blind bend". Therefore, it would be inappropriate to condition additional landscaping on the frontage as the new landscaping will improve highways safety.
- 5.23 As such, the proposed development is considered to comply with Saved Policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

## **6.0 CONCLUSIONS**

The proposal is in accordance with the development plan and national policy and is therefore 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 external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building – No.13 Roche Gardens except where indicated otherwise on the approved drawings.

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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed ground floor window on the west-facing side elevation serving a bathroom and the two first floor windows on the west elevation serving a bathroom and en-suite; shall be obscurely glazed to a minimum level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening below 1.7 metres from finished floor level. The window shall thereafter be maintained in this condition at all times and shall not be altered to clear glazing or another opening method without the specific grant of planning permission from the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

4. Prior to the initial occupation of the development the means of access shall be altered in accordance with the approved drawing and constructed in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered thereafter .

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access.

5. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

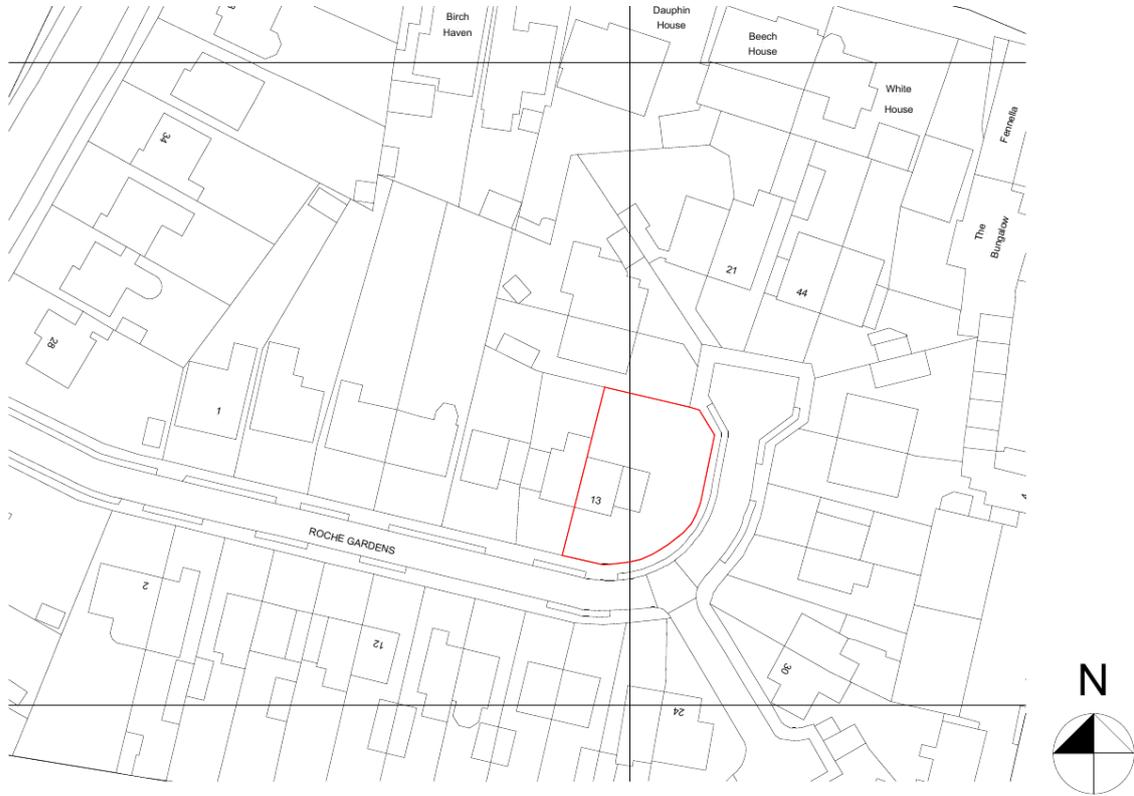
Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway.

6. Prior to the first occupation of the development hereby permitted details of bicycle parking shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation of the development, and shall be retained thereafter.

Reason: To ensure that adequate parking facilities are provided to serve the development.

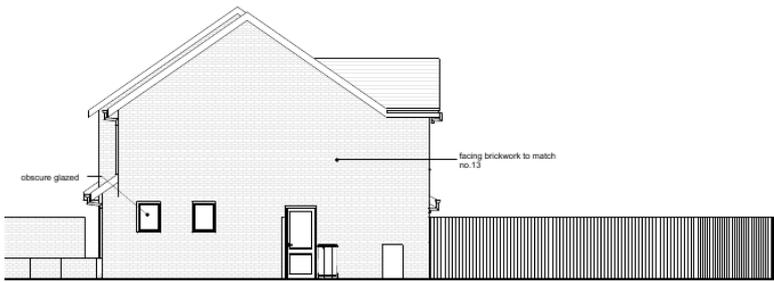
7. Prior to the initial occupation of the development the visibility splays shown on the approved drawings shall be provided and the area contained within the splays shall be kept free of any obstruction exceeding 0.6m in height above the nearside channel level of the carriageway thereafter.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.





**Front Street Elevation**  
Scale 1:100



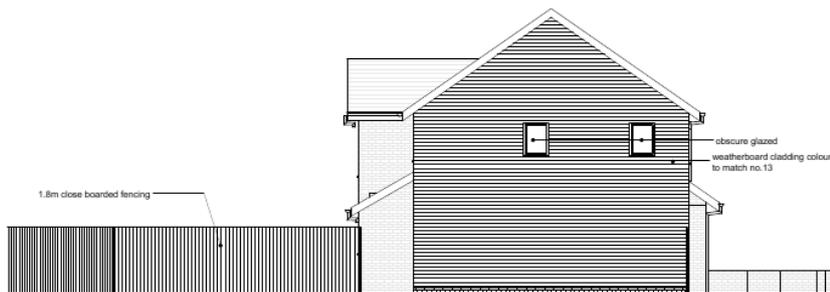
**North East Elevation**  
Scale 1:100



SCALE BAR 1:100



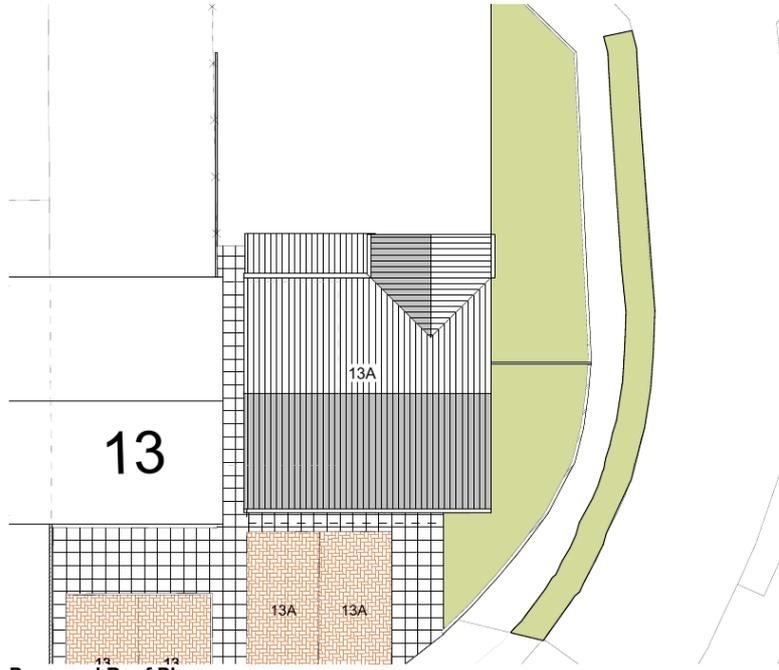
**Rear Elevation**  
Scale 1:100



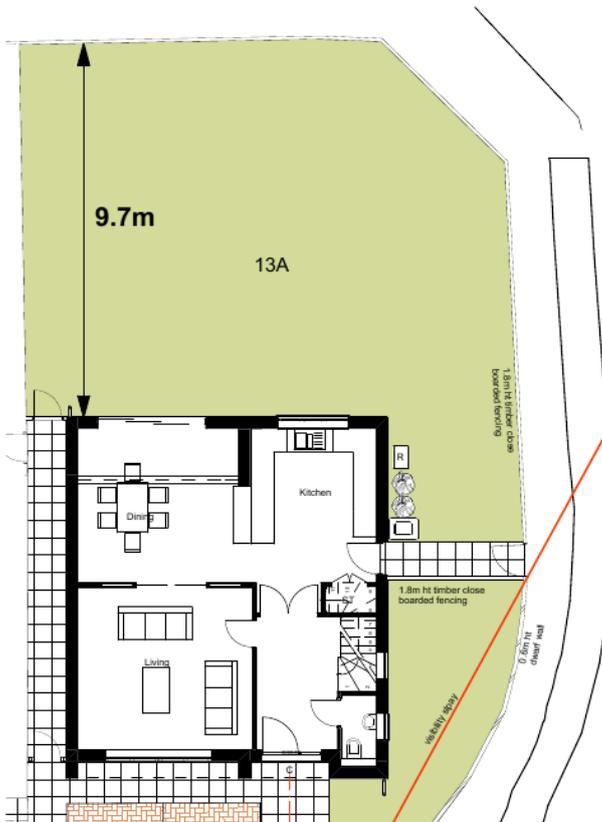
**South West Elevation**  
Scale 1:100



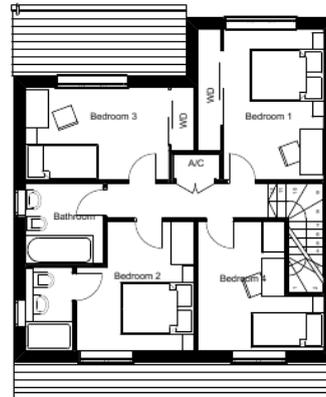
SCALE BAR 1:100



**Proposed Roof Plan**  
Scale 1:100



**Ground Floor Plan**  
Scale 1:100



**First Floor Plan**  
Scale 1:100



SCALE BAR 1:100



## Appendix to 18/01535/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 Councillor Clancy  
No response received.

A3.2 Ward Councillor Wales  
No response received.

A3.3 Ward Councillor Rankine  
No response received.

A3.4 West Bletchley Council  
Objection

“West Bletchley Council strongly objects to this application on the grounds that the proposal:

- i) Is a significant over development of this site,
- ii) Is out of character with the surrounding properties and will have a negative impact on the street scene,
- iii) Would generate additional traffic and increase the parking requirement in this already overburdened cul-de-sac location to an unacceptable level resulting in obstructions and limiting access for refuse collection and emergency vehicles
- iv) Would be an unacceptable visual intrusion blocking the views currently enjoyed by nearby properties
- v) Would overlook the neighbouring property’s garden resulting in adjacent residents experience a loss of privacy,
- vi) Would result in neighbouring and other nearby properties experiencing loss of light,

- vii) Would place a further water disposal burden in an area which is already considered as suffering from poor drainage and is known to experience flooding.

This Council requests that this application be referred to the Development Control Committee/Panel for determination and confirms that it will undertake to send a representative to attend to address the Committee/Panel to present this Council's objections"

#### A3.5 MKC Highways Officer

1st response:

"Application needs amending and / or further information required:

The submitted plans include 2 car parking spaces for both the host and new dwelling. This is in accordance with the council's adopted parking standards and the scheme for parking is acceptable in terms of layout.

Due to the position of the new access serving the dwelling being on a bend there is reduced visibility towards the north. However, an acceptable visibility splay can be created across the landscaped area to the front and side of the dwelling (if the connecting fence is repositioned and landscape and high boundary treatment reduced in height). To maximise visibility this connecting fence should be placed adjacent to the side gate. The splay (measured from a point 2m along the centre line of the access to a point where it meets the nearside carriageway edge) should be provided on a revised plan and areas within the splay to a height not exceeding 1m.

Visibility towards the west is acceptable."

During the initial response four conditions were also recommended which have been added to section 7.0.

2nd response:

"The visibility splay was not correctly drawn on the plan. I have shown in the attached how it should look."

Following this amended plans were received correcting the visibility splay.

3rd response:



“Visibility from the existing access will if anything be improved by this application as the high frontage landscaping will be removed and controlled by condition.”

A3.6 Third party objections have been received from eleven addresses and are summarised as follows:

- Impact on highway's safety
- Flooding
- Loss of privacy
- Loss of sunlight and daylight
- Overdevelopment
- Impact on the character of the existing dwelling
- Impact on the character of the streetscene/local area
- Visual intrusion

Additional comments were received and discussed the following which are not material planning considerations:

- Current status of the highway, need of repair and double yellow lines
- Issues with sewerage pipe
- Noise and pollution linked with additional parking spaces
- Loss of view
- Setting a precedent for future development

In addition comments were received regarding neighbour letters not being received following amended plans; however, neighbours were consulted and given a further 14 days to comment on the application.