

**Application Number: 16/02308/FUL****Other****Proposed single storey carport conversion and increase in hardstanding to front****AT 7 Poyning Lane, Middleton, Milton Keynes****FOR Mr And Mrs Oberoi****Target:** 27th November 2016**Extension of time:** 23<sup>rd</sup> January 2017**Ward:** Broughton**Parish:** Broughton & Milton Keynes  
Parish Council**Report Author/Case Officer:** Matthew Pearce**Contact Details:** 01908 254819 matthew.pearce@milton-keynes.gov.uk**Team Leader:** Sarah Hine North West Team Manager**Contact Details:** 01908 252283 sarah.hine@milton-keynes.gov.uk

## **1.0 INTRODUCTION**

*(A brief explanation of what the application is about)*

- 1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.
- 1.2 This application is referred to the Development Control Panel for determination due to an objection from Broughton & Milton Keynes Parish Council.

## **1.3 The Site**

The application site consists of a detached three-storey residential dwelling situated on the southern side of Poyning Lane, Middleton. Located to the front of the property, to the north, north-west is a private driveway serving the site which is shared with three neighbouring properties, No.1, No.3 and No.5 Poyning Lane. Situated to the east of the application dwelling is the neighbouring property No.5 Poyning Lane. This property is linked via a double carport with a room at first floor to No. 3 Poyning Lane further to the east. To the rear of the site is the side boundary of the neighbouring property No.9 Poyning Lane. Parking provision for the property is located to the side of the dwelling in a single car port and hard standing to the front, providing two on-

plot parking spaces.

## 1.2 The Proposal

This application seeks permission for the conversion of the single carport into a habitable room for the application dwelling. The existing front and rear openings will be bricked up with a bay window inserted to the rear. Matching brickwork and uPVC windows are proposed. The proposal also seeks to increase the hardstanding to the front of the dwelling.

## 2.0 RELEVANT POLICIES

### 2.1 National Policy

#### National Planning Policy Framework 2012

Section 7 – Requiring Good Design

Paragraph 17 – High Quality Design

Paragraph 64 – Impact of Character and Appearance of the Area

### 2.2 Local Policy

#### Core Strategy

CS13 Ensuring High Quality, Well Designed Places

#### Milton Keynes Local Plan 2001-2011 (saved policies)

D1 Impact of Development Proposals on Locality

D2 Design of Buildings

T15 Parking Provision

#### Supplementary Planning Documents

Milton Keynes Parking Standards 2016

New Residential Development Design Guide 2012

## 3.0 MAIN ISSUES

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

Principle of Development

Design of Building

Impact on Locality

Parking Provision

#### **4.0 RECOMMENDATION**

*(The decision that officers recommend to the Committee)*

- 4.1 It is recommended that planning permission be granted subject to the conditions set in section 6.0 of this report

#### **5.0 CONSIDERATIONS**

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

##### **5.1 Principle of Development**

Saved Policy D2 of Milton Keynes Local Plan 2001 – 2011 states that all new buildings and extensions to buildings must relate well to the surrounding area and sets out the criteria which governs the design of new buildings and extensions to existing buildings to make sure they create a positive contribution to the environment. The conversion of the car port would therefore be acceptable in principle, subject to the extension not detracting from the character of the original building or the character of the local area and other material considerations such as impact on neighbouring amenity and parking provision.

##### **5.2 Design of Building**

Saved Policy D2 of Milton Keynes Local Plan 2001 – 2011 allows for extensions and alterations to buildings so long as the scale and design does not detract from the character of the local area or the original building.

- 5.3 The proposed conversion of the car port would result in 2 brick walls being formed to the front and rear. Due to the small scale of the proposed development and the use of matching materials it is considered that the proposal would be in keeping with the character of the original building. The use of a bay window to the rear will create visual interest to the rear elevation of the dwelling. The local area is characterised by a mix of dwellings styles and sizes. The proposal will not significantly alter the appearance of the application dwelling within the streetscene and is considered to be in keeping with the character of the local area.
- 5.4 The proposal includes the provision of additional hard standing to the front of the dwelling, extending the existing block paving to the west and removing a small portion of vegetation. The existing vegetation to the side of the application dwelling will be retained. It is considered that the amount of landscaping lost as a result of the proposal is minimal and given the extent of the landscaping to the side of the application dwelling, this will not adversely affect the character of the area.
- 5.5 The proposed development would be in accordance with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 and guidance within the National Planning Policy Framework 2012.

## 5.6 Impact on Locality

Saved policy D1(iii) of the Milton Keynes Local Plan 2001-2011 states:  
*“Planning permission will be refused for development that would be harmful for any of the following reason...an unacceptable visual intrusion or loss of privacy, sunlight and daylight”*

5.7 The side elevation of the neighbouring property to the rear, No.9 Poyning Lane faces the rear boundary of the application site. Given the carport conversion is on the ground floor, the existing boundary treatment, a 1.8 metre high close boarded fence, the proposal will not create adverse loss of privacy, visual intrusion or loss of light to the amenity of No.9 Poyning Lane.

5.8 The neighbouring property to the east, No. 5 Poyning Lane is orientated so that as it projects backwards it moves away from the application dwelling. This orientation along with the 1.8 metre high close boarded fence means that the proposed carport conversion will not adversely affect the amenity of No. 5 Poyning Lane in terms of loss of privacy, loss of light or visual intrusion.

5.9 The proposed development would be in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and guidance within the National Planning Policy Framework 2012.

## 5.10 Parking provision

Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Milton Keynes Parking Standards SPD 2016. The policy states:

*“Development proposals should meet the following vehicle parking requirements:*

*ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.”*

5.11 In accordance with the Milton Keynes Parking Standards SPD 2016 and the original planning permission, there are currently two on-plot parking spaces provided, one inside the dwelling’s carport with the remaining space to the front of the carport. The existing parking spaces accord with reserved matters consent 12/00733/REM and 13/00783/MMAM for the development of this property. As part of planning application 13/00783/MMAM a condition relating to carports was imposed, the condition was as follows:

*Condition 2: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no alterations (including the addition of dividing walls and garage doors) shall take place to the any of the carports hereby permitted without the prior consent of the Local Planning Authority in writing.*

*Reason: To ensure that alterations are not carried out which would make the carports unavailable for parking purposes, thereby reducing parking facilities within the development.*

- 5.12 As a result of the proposed carport conversion, one of the two parking spaces, the space within the carport, would be lost. The proposal does however include the extension of the block paving to the front of the application dwelling. The extension of hardstanding will create the necessary space for the lost parking space to be replaced in this location. As such, the proposal does not result in loss of parking and would meet the requirements for 2 on-plot parking spaces as set out by the Milton Keynes Parking Standards SPD 2016.
- 5.13 The proposed development would be in accordance with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and Milton Keynes Parking Standards SPD 2016.

## **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)

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

Reason: To ensure that the development does not detract from the appearance of the locality.

3. Prior to occupation of the hereby approved carport conversion, the hard standing for the car parking provision shown on the approved drawing 7PL/SK12 (Proposal Block Plan), shall be constructed and surfaced and shall be maintained as a permanent ancillary to the dwelling 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.

## **Appendix to 16/02308/FUL**

### **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 None

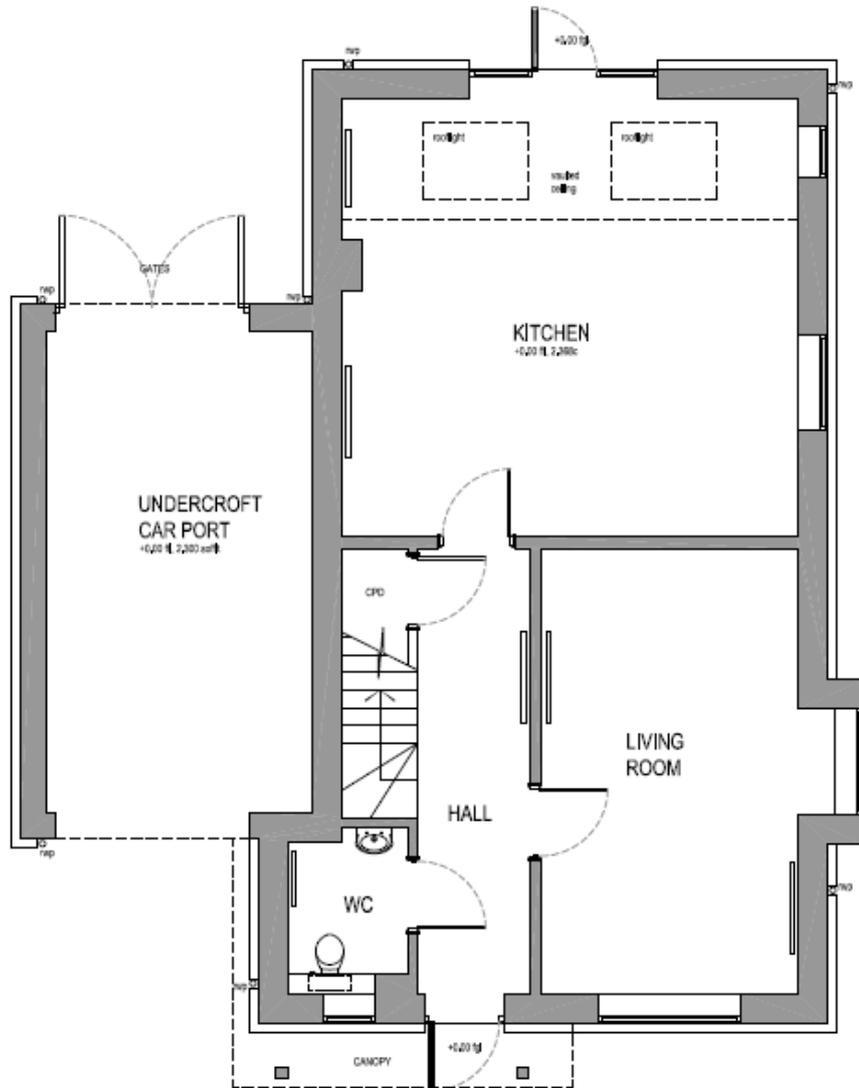




MARTIN COWLING ARCHITECT			7PL/SK12
NO. 41	7 POYNING LANE		
DRYDEN	MIDDLETON		
DATE	TYPE	PROPOSED BLOCK PLAN	
<small>MARTIN COWLING ARCHITECTS LTD.          12 SCHOOL STREET, NEW BRANWELL, MIDDLETON, NORTH AUCKLAND          TEL: 09 271 12284          FAX: 09 271 12284          email: martin_cowling_architects@gmail.com</small>			



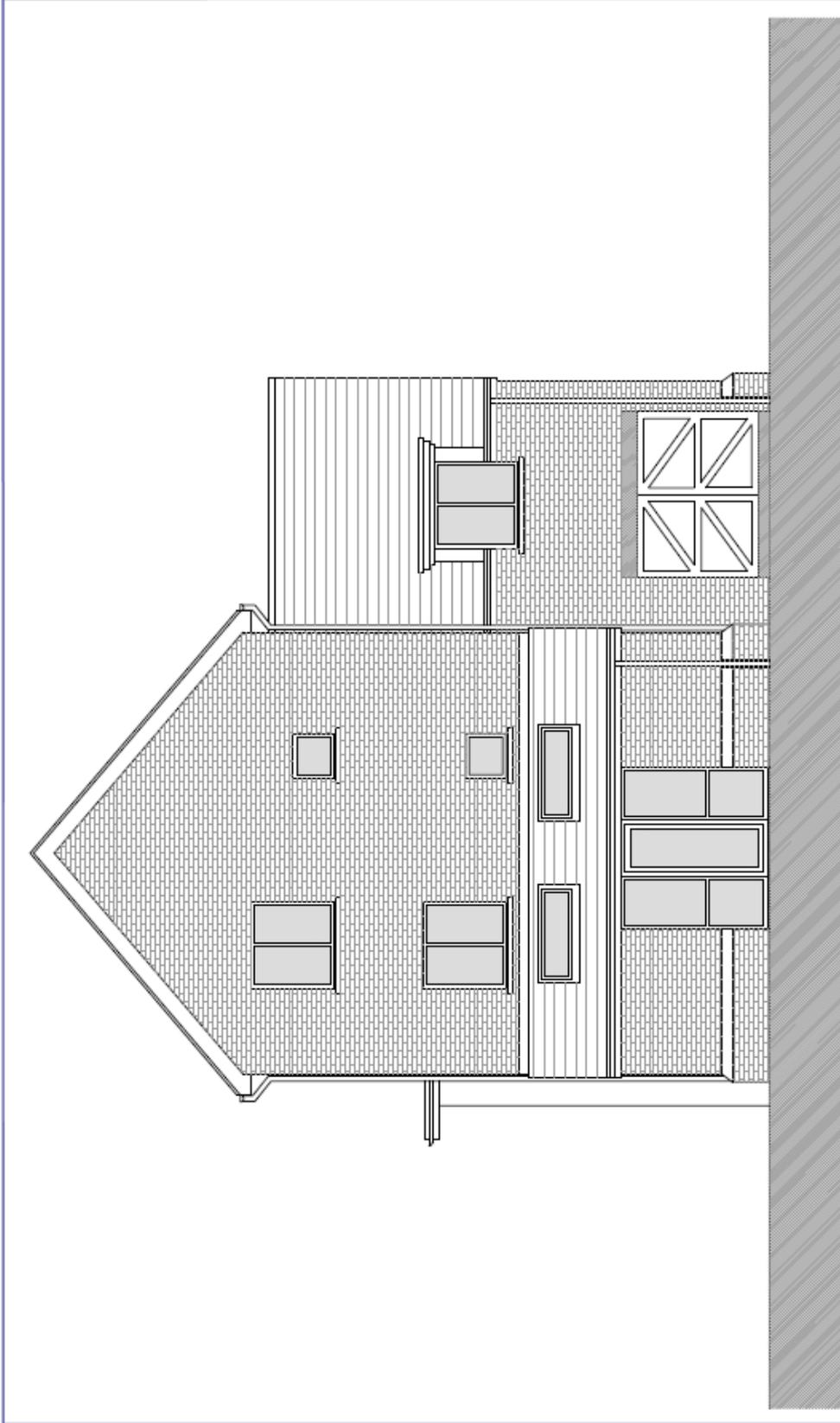
PROPOSED BLOCK PLAN 1:100 @ A3



EXISTING GROUND FLOORPLAN  
1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>		
SCALE	1:50	
DATE	AUG 10	
BY	MCA	
7 POYNING LANE MIDDLETON		EXISTING GROUND FLOORPLAN
TEL: 01753 870206 MOB: 07711 078645		MARTIN COWLING ARCHITECT (ARCH) (ARCH) (RIBA) 12 SCHOOL STREET, NEW BRADWELL, LEICESTER, LE19 1QJ email: martin.cowling@gmail.com
		7PL/ SK01

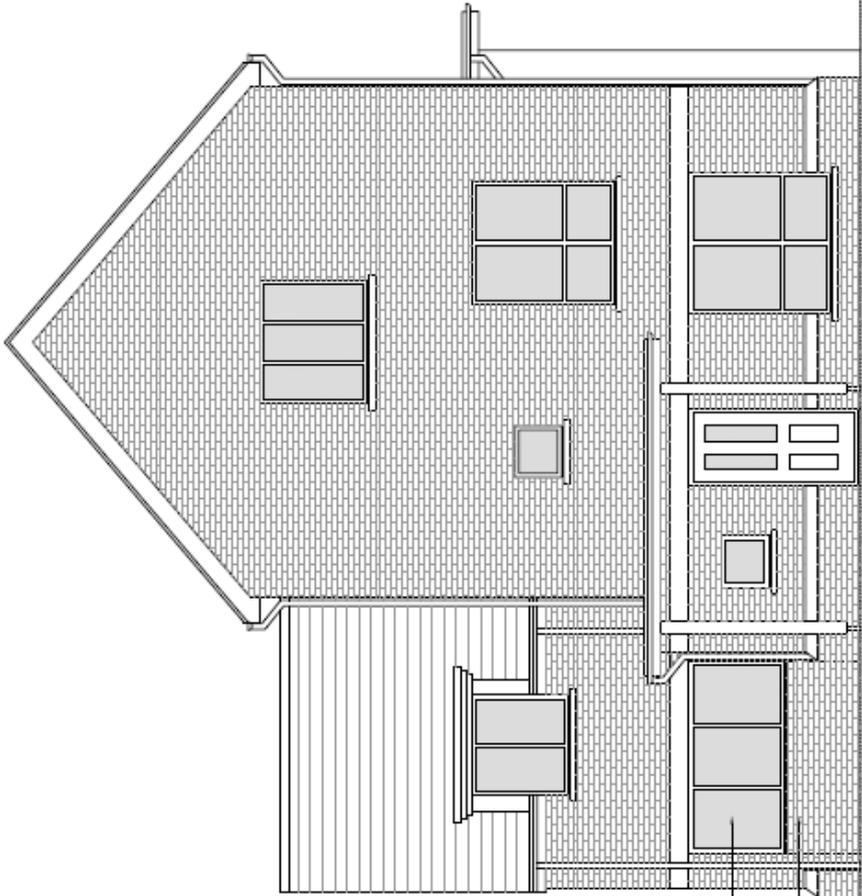




EXISTING REAR ELEVATION 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>		
SCALE: 1:50 @ A3	4/11	
OWNER: _____	7 POYNING LANE	7PL/ SK04
DATE: _____	MIDDLETON	
MARTIN COWLING ARCHITECT		EXISTING REAR ELEVATION
12 SCHOOL STREET, NEW BRANFORD, MIDDLESEX, VT 05352		
TEL: 802.853.8285		
FAX: 802.853.8286		
EMAIL: martin_cowling@mcawling.com		



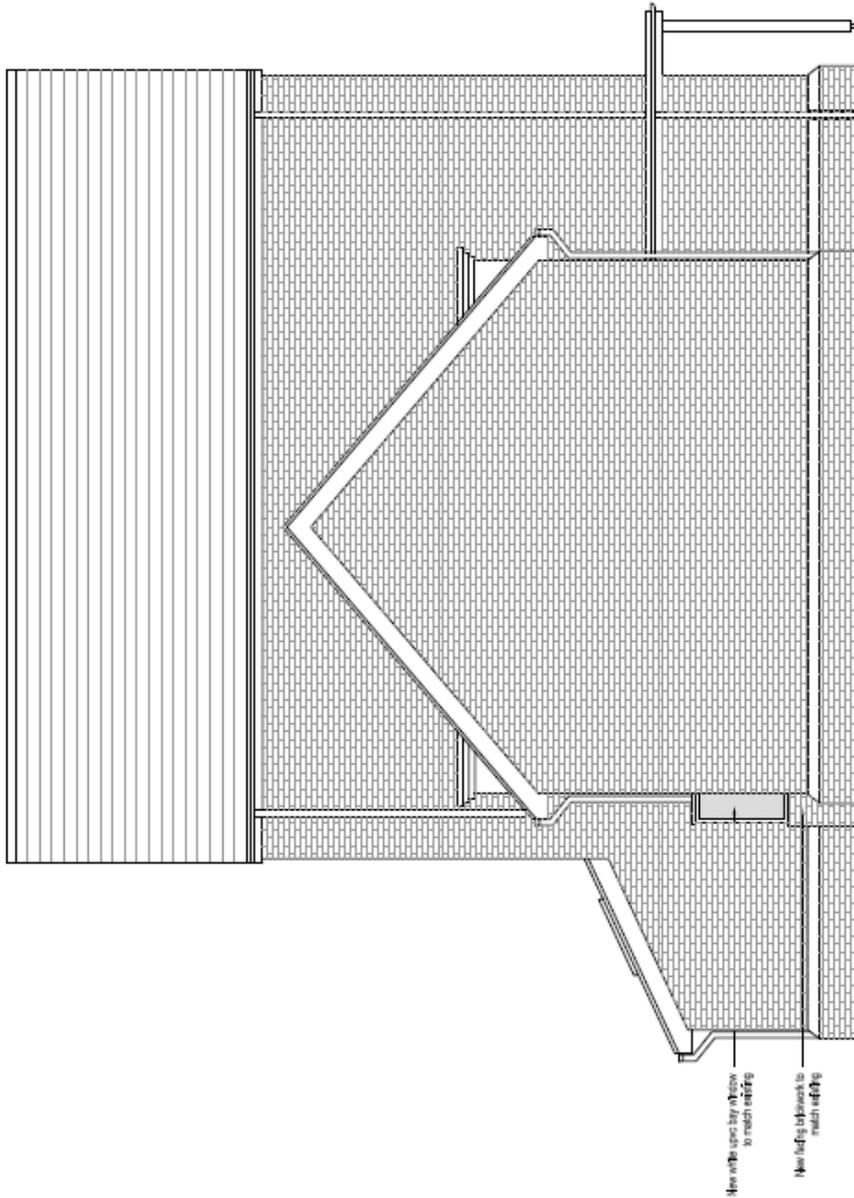


New siding - please to match existing

New brick - please to match existing

PROPOSED FRONT ELEVATION 1:50 @ A3

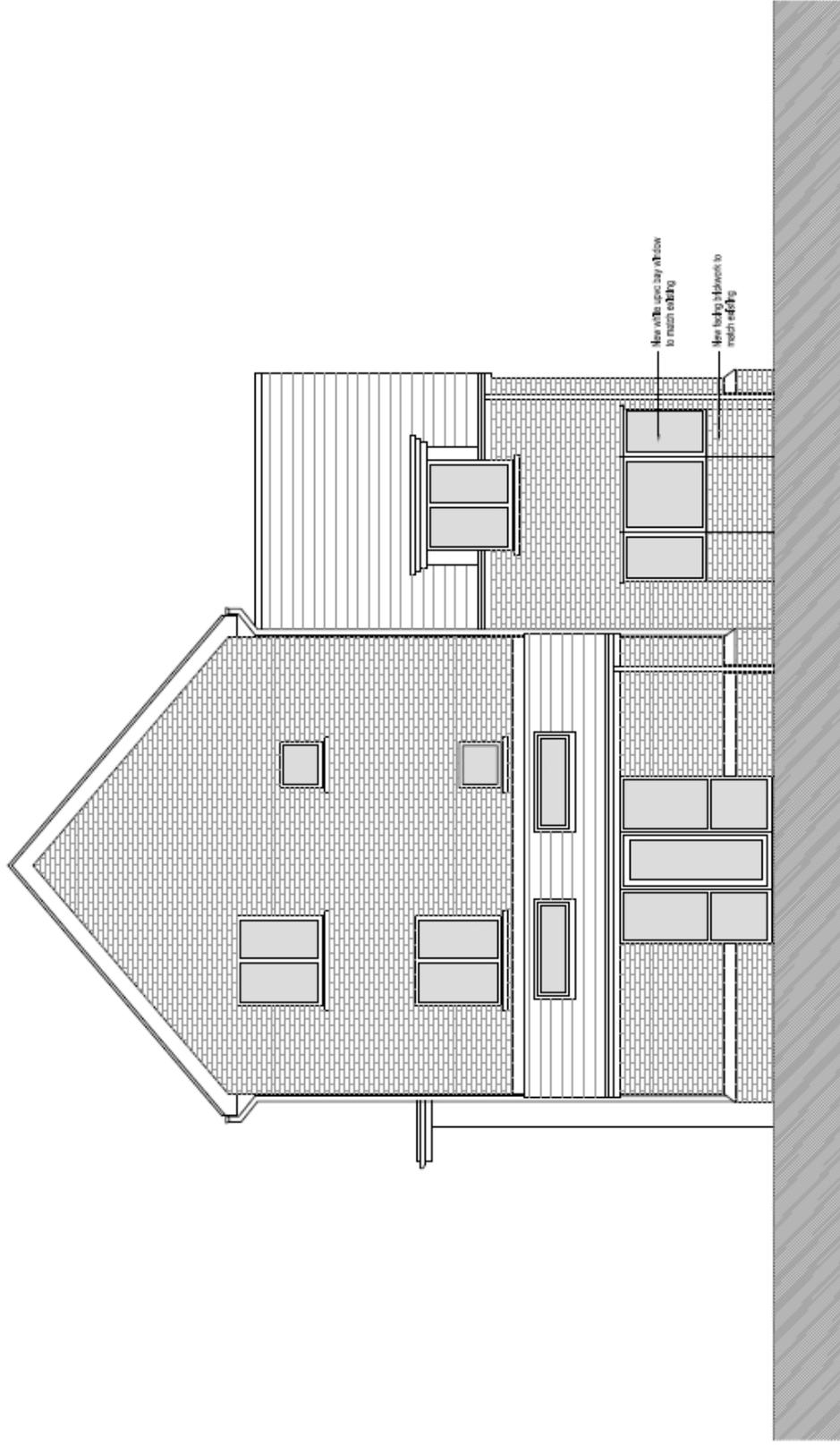
	
<b>MARTIN COWLING ARCHITECT</b>	
4th 7 POYNING LANE MIDDLETON	TEL: 01853 85333 FAX: 01711 572845 email: martin.cowling@pcma.com
<b>PROPOSED FRONT ELEVATION</b>	
MARTIN COWLING ARCHITECT (INCORPORATED) ARCHITECTS 12 SCHOOL STREET, NEW BRANFORD, MIDDLESEX, M13 2LB	
7PL/ SK06	



**MARTIN COWLING ARCHITECT**  
 401 7 POYNING LANE  
 MIDDLETON  
 VT 05758  
 TEL: 802.888.8888  
 FAX: 802.888.8888  
 WWW: www.martin-cowling.com  
 email: martin\_cowling@mcarch.com

**PROPOSED SIDE ELEVATION**  
 7PL/ SK07

**PROPOSED SIDE ELEVATION 1:50 @ A3**



<b>MARTIN COWLING ARCHITECT</b>		
401	7 POYNING LANE	
MIDDLETON		<b>PROPOSED REAR ELEVATION</b>
DATE: 10/18/18	TITLE:	
MARTIN COWLING ARCHITECT 12 SCHOOL STREET, NEW BRANSWELL, MIDDLETON, VT 05753 TEL: 802.885.8338 FAX: 802.885.8338 email: martin_cowling@mcawling.com		7PL / SK08

PROPOSED REAR ELEVATION 1:50 @ A3

### **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 Parish - Broughton & Milton Keynes (Objection)**

Noted and addressed in paragraphs 5.10-5.13

“The Parish Council agreed to object to this planning application on the grounds that the proposed development would cause a loss of on-site parking which would lead to additional on street parking creating congestion and parking problems in the vicinity.”

The Planning Officer provided some clarification to the Parish Council regarding the parking provision however the Parish Council did not wish to withdraw its objection.

“With regard to the above planning application, I can confirm that the Parish Council is not withdrawing its objection.”

#### **A3.2 Ward - Broughton - Cllr Crooks (No comments received)**

Noted

#### **A3.3 Ward - Broughton - Cllr Bint (No comments received)**

Noted

#### **A3.4 Ward - Broughton - Cllr Morris (No comments received)**

Noted

A3.5 **Local Residents**

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

9 Poyning Lane Middleton Milton Keynes

5 Poyning Lane Middleton Milton Keynes

A3.6 No **third party representations** were received Noted