

Application Number: 12/02417/FUL
Other

Installation of decking to front elevation (retrospective)

AT 22 Fair Isle View, Oakridge Park, Milton Keynes

FOR Mrs Maggie Lewis

Target: 12th January 2013

Ward: Hanslope Park

Parish: Stantonbury Parish Council

Report Author/Case Officer: Miss Sakina Dossaji

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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 on the northern end of Fair Isle View in the residential area of Oakridge Park. The property fronts a designated country park and is adjacent to a public footpath which provides access to the open space. 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 retrospective planning consent for the installation of timber decking at the front garden located north of the application site. The decking is 200mm above ground level and part of the shrubs along the fence line have been moved. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 The application is before the Panel as one of two applications on this site. This application has received no comments but is included for completeness.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework March 2012
Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;
D2A – Urban Design Aspects of New Development;

3.0 MAIN ISSUES

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

- 3.1 1. The impact of the proposal on the character and appearance of the area;
2. The impact of the proposal on neighbouring amenity

The proposed decking is considered to be a minimal addition to the relatively small front garden of the property and it is not expected to have a serious impact upon amenity value of the area. The application is therefore considered to be acceptable.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that, on balance, planning permission be granted.

5.0 CONSIDERATIONS

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

5.1 Character

The local area is characterised by a range of dwelling types and styles which have relatively small landscaped front gardens. The installation of timber decking to the front garden is not considered to have a detrimental impact upon the character or appearance of the local area.

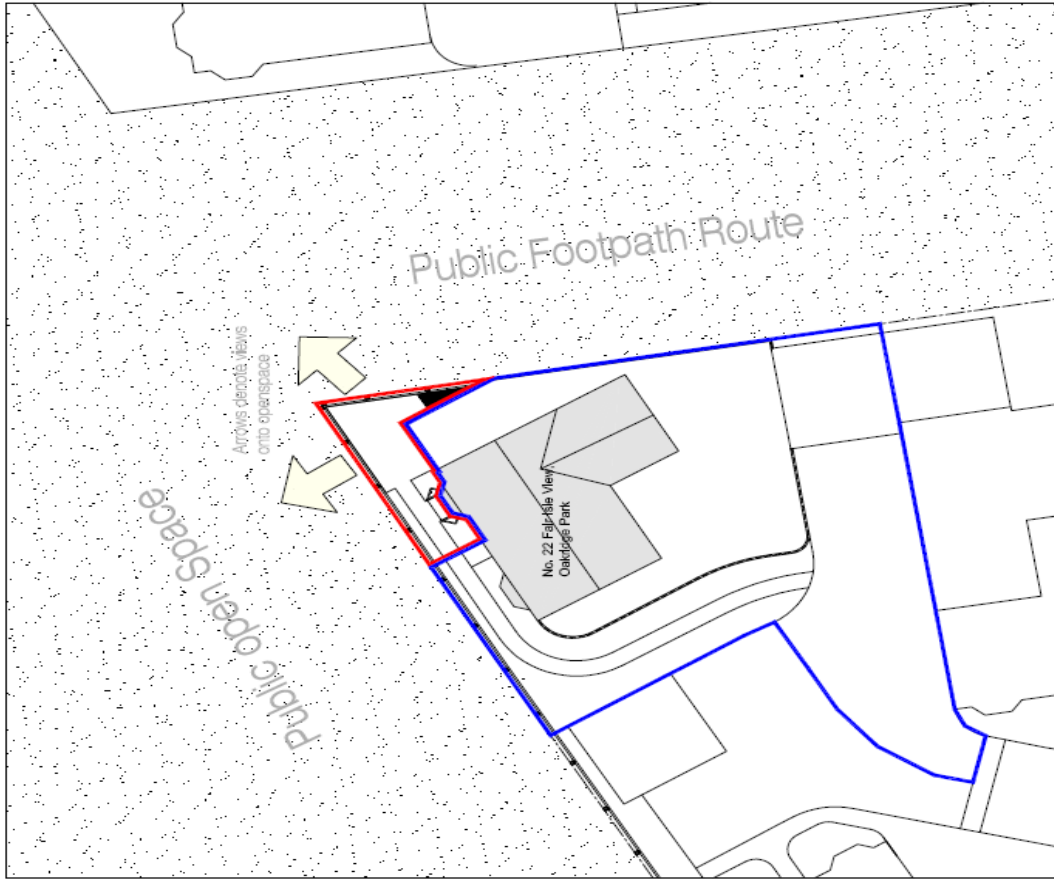
5.3 Amenity

The decking is considered to be an acceptable addition to the front garden of the application site. The landscaping plans for the open space will include planting against the boundary line of the site which will mitigate any visual impact of the decking from the outlook in the country park. The decking is in keeping with the existing materials and design of fencing in the area and therefore the proposal is not deemed to be harmful neighbouring amenity.

6.0 CONDITIONS

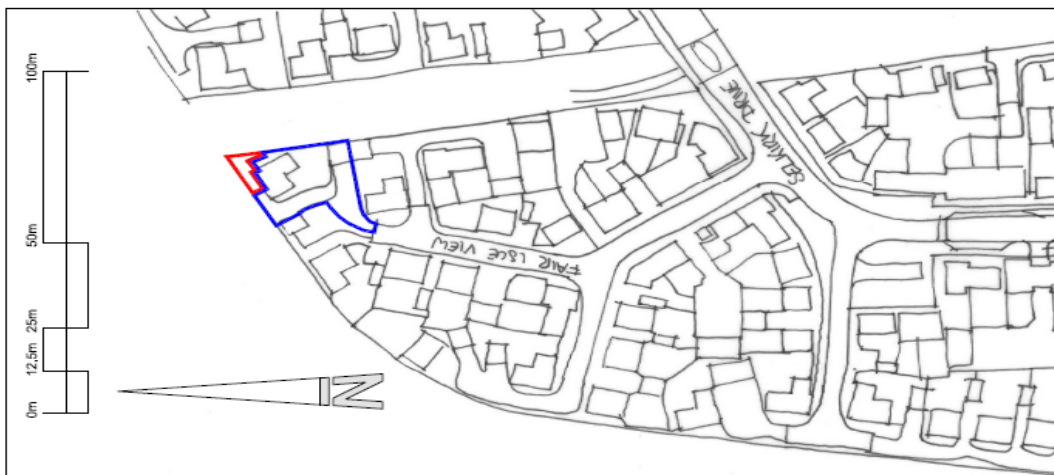
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

None



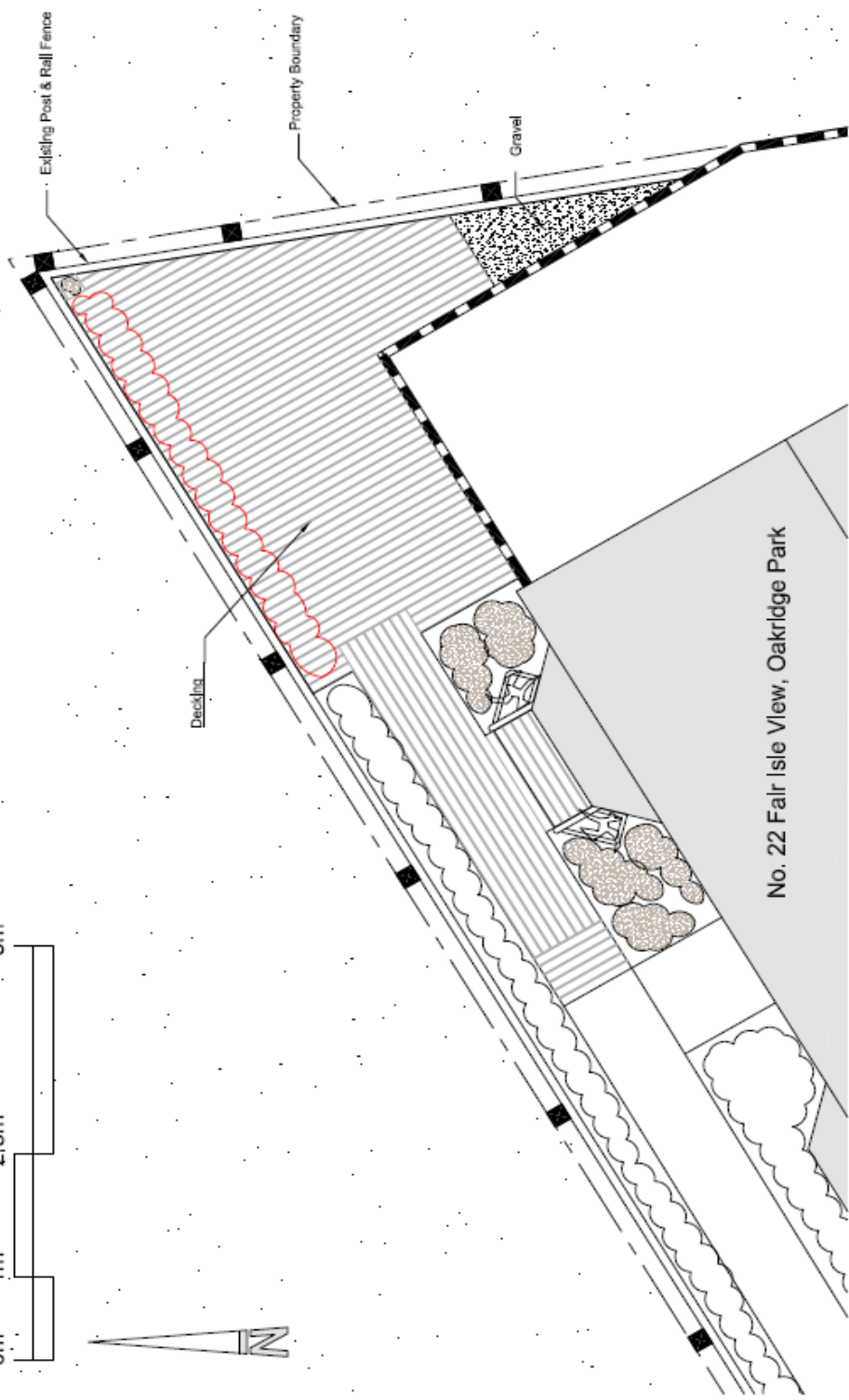
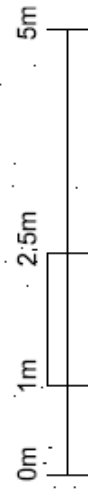
Block Plan 1:250

The decking will provide natural surveillance on the footpath link and across the Public Open Space. Shrubs that were initially along the boundary have been removed and reused within area of the decking. The purpose of moving the shrubs is to deter cats and dogs which were repeatedly fouling in them.

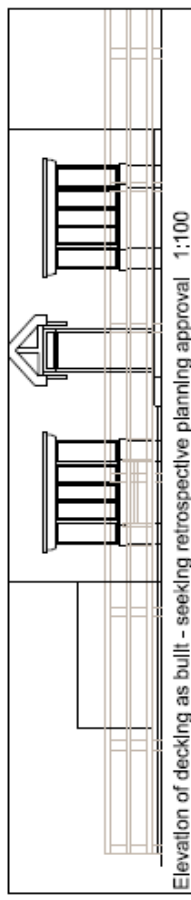


Location Plan 1:1250

Redline denotes Application Boundary, Blue Line denotes No.22 Fair Isle View overall Boundary.



Plan of decking as built - seeking retrospective planning approval 1:50



The decking is 200mm above ground level, the surface is permeable and made of high quality timber.

Landscaping Key:

-  Existing Shrubs
-  Removed Shrubs
-  Re-used Shrubs

10008
002

Scale: 1:50

This drawing is the property of Mr & Mrs Peter & Maggie Lewis. It is to be used only for the project for which it was prepared. It is not to be used for any other project without the written consent of Mr & Mrs Peter & Maggie Lewis. Any survey information shown on this drawing is based on a survey conducted by Mr & Mrs Peter & Maggie Lewis.

Client: Mr Peter & Mrs Maggie Lewis

Drawings produced by:



No. 22 Fair Isle View,
Oakridge Park, MK
Plan as Built - Decking

Date: Nov 12
Scale: Varies paper size A3

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Appendix to 12/02417/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 12/02418/FUL

Addition of timber cladding to existing fence (retrospective)
Recommended for approval, also on this agenda.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Application 12/02418/FUL

A retrospective application for the erection of timber cladding to the existing post and rail fence was also submitted to the Local Authority as a separate application.

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	Senior Landscape Architect No comments received.	Noted
A3.2	Environmental Health Manager No comments received.	Noted
A3.3	Stantonbury Parish No comments received	Noted
A3.4	Ward - Hanslope Park - Cllr Geary No comments received.	Noted
A3.5	Local Residents The occupiers of the following properties were notified of the application: <ul style="list-style-type: none">• 18, 20 and 24 Fair Isle View Oakridge Park• 5 Penning Close Oakridge Park No comments received.	Noted