

**06/01950/FUL**

**DEMOLITION OF EXISTING GARAGE AND  
REPLACEMENT WITH NEW SINGLE GARAGE  
AT 62 Aylesbury Street, Wolverton, Milton Keynes  
FOR Mr M Redfern**

**CURRENT APPLICATION**

The application property is a mid-terrace brick house located on Aylesbury Street in Wolverton Conservation Area. The property has an existing concrete panel prefabricated garage at the rear that would be demolished to be replaced by the new proposal.

The proposed garage would be located in the same location as the existing garage being accessed via one of the back alleys that characterise the area.

The proposed pre-fabricated garage would have a shallow pitched apex roof and with brick effect panelling to all elevations. The garage would be 2.0 metres high by 3.9 metres wide and 5 metres deep. A garage door and single door would be located in the rear elevation facing the alleyway. These would be constructed of galvanised steel and would be painted white. The garage would have timber fascia boards and black UPVC downpipes.

**PLANNING HISTORY**

MK/1123/91 - Erection of garage - Permit

Other recent proposals for garages in Wolverton

04/02281/FUL - Replacement of garage with brick effect garage at 4 Bedford Street - Permitted

06/01710/FUL - Erection of garage at 13 Victoria Street - Permitted

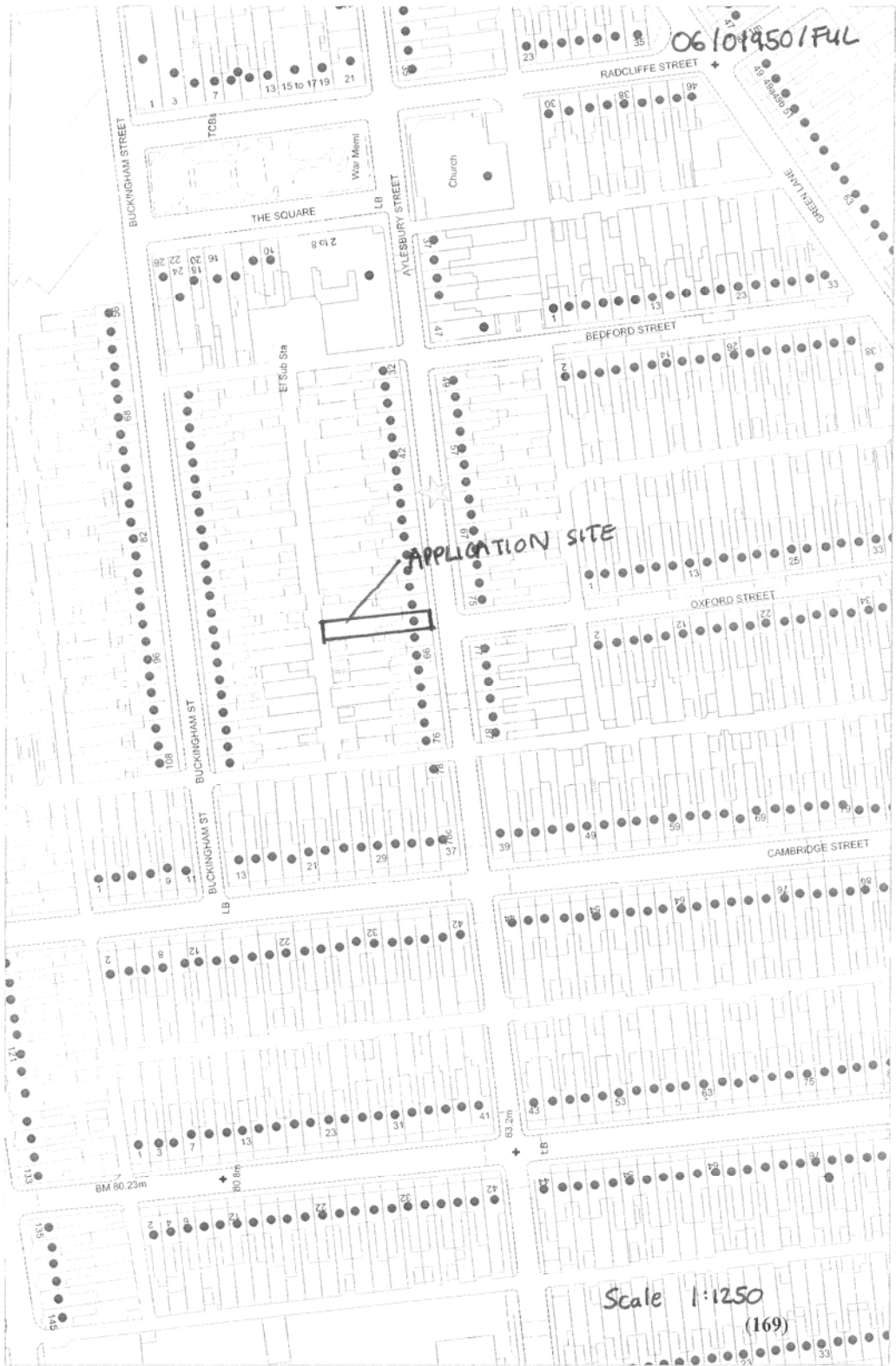
**REPRESENTATIONS**

No neighbour comments received.

Wolverton and Greenleys Town Council initially objected to this application stating that preference would be for a red brick finish, slate effect roof and black guttering. An update on their position is expected and will be reported verbally. It is understood that the Town Council may now be willing to withdraw their objection provided the garage is constructed with brick effect panelling.

The Highways Engineer has no objection provided the garage is set back 1 metre from the edge of the highway.

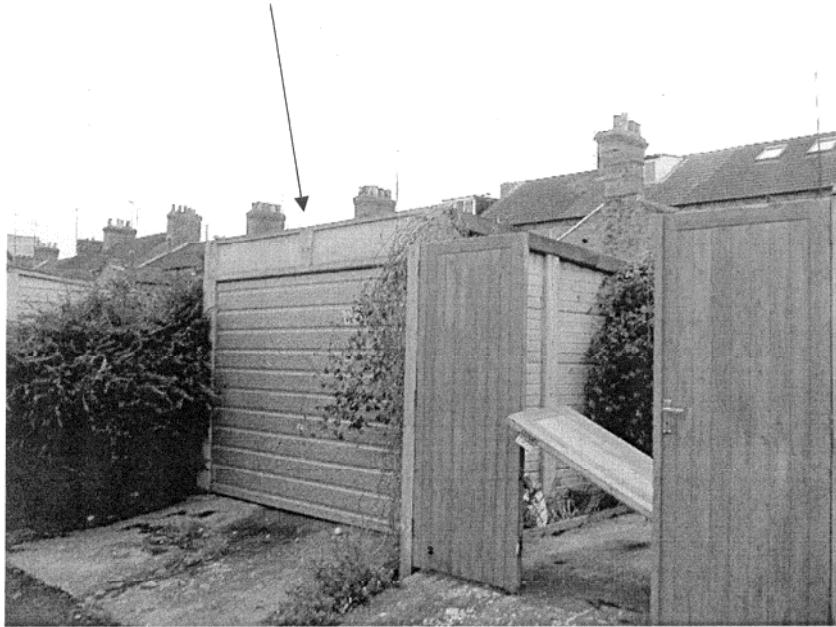
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Scale 1:1250  
(169)

06/01950/FUL – 62 Aylesbury Street, Wolverton

EXISTING GARAGE TO THE REAR OF PROPERTY



VIEW ALONG THE REAR ALLEY OF AYLESBURY STREET, WOLVERTON



(170)

PROPOSED SIDE ELEVATION

061950220AN07 AMENDED PLANS

06/019501FUL

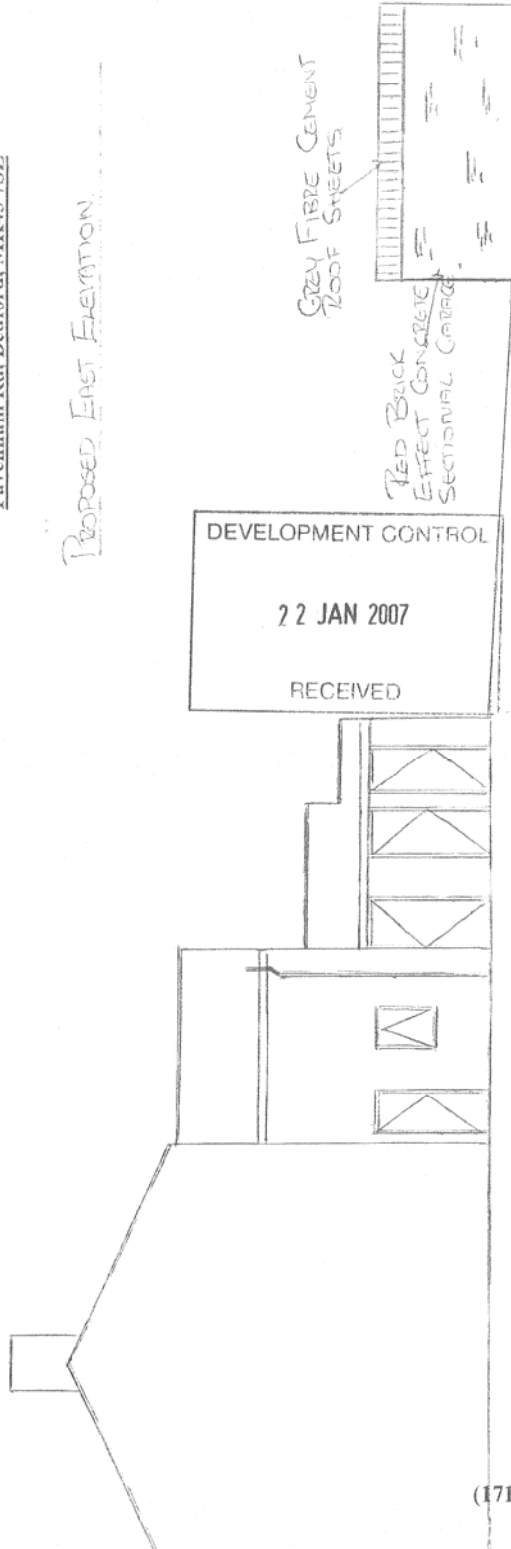
Site: 62 Aylesbury Street, Wolverton, Milton Keynes, MK12 5HU

Description of proposed development: To take down existing concrete sectional garage and erect new red brick effect single apex garage 3.960m x 5.000 with grey fibre cement roof sheets, timber fascia boards, galvanized steel up & over door and single door to front elevation, timber window and cedar side door to rear elevation, black Pvcu fascia and downpipes.

Scale 1:100 On all elevations and ground floor Plans

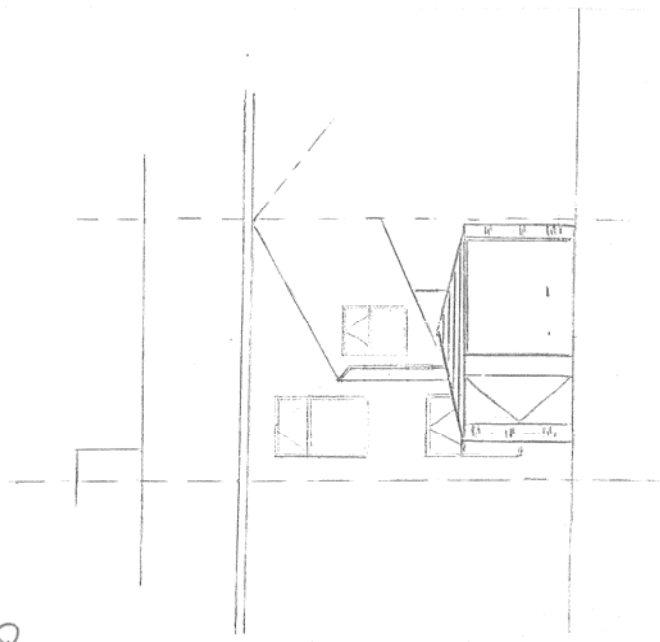
Agent: Addison Ousebank, Willow vale,  
Pavenham Rd, Bedford, MK43 7SZ

PROPOSED EAST ELEVATION



06/019501FUL

PROPOSED REAR ELEVATION

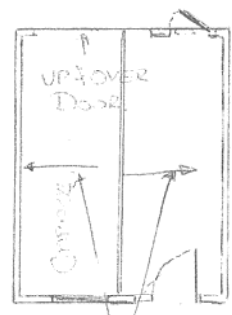


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Scale 1:100 On all elevations and ground floor Plan:

PROPOSED FLOOR PLAN



FALL OF ROOF

DEVELOPMENT CONTROL  
22 JAN 2007  
RECEIVED

SITE 62 AYLESBURY ST. WOLVERTON  
MILTON KEYNES MK12 5HU

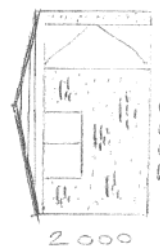
AGENT ADDISON OUSEBANK, WILLOW VALLE,  
PATEHAM RD., ORLBY, BEDFORD, MK43 7SZ.

SCALE 1/100

GROUND FLOOR PLAN AND ELEVATIONS OF  
PROPOSED CONCRETE SECTIONAL SINGLE GARAGE.

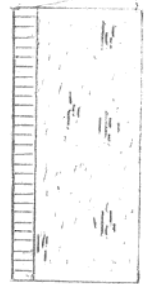


GROUND FLOOR  
PLAN.

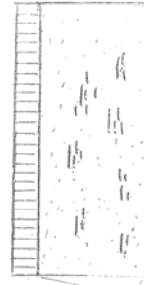


SOUTH ELEVATION

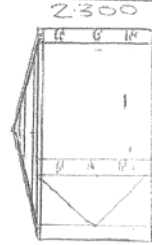
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EAST ELEVATION



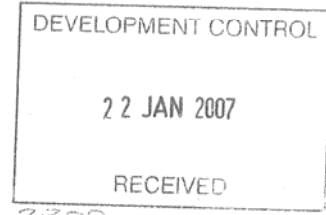
WEST ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS OF  
GARAGE

06/01950/FUL



061950 22 JAN 07

AMENDED PLANS

The Council's Conservation Officer has stated:

'There are a number of garages situated in this area, which are generally of poor construction and built in ad-hoc materials. These garages mask the rear view of the houses on Aylesbury Street and have an adverse impact on the character and appearance of the Conservation Area. There is, however, one garage built of red brick with a slate roof. It is possible that this may originally have been a workshop or outbuilding associated with the house.

The proposal is to demolish the existing concrete sectional garage and replace with a new concrete sectional garage. The proposed garage would be similar in form, material and construction to the existing garage, but would be 600mm wider. The proposal is considered to be unsympathetic in material, form, character and detail.

Planning Policy Guidance Note 15 emphasises that 'special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area' (para 4.14) In this instance the proposed development will neither preserve nor enhance the Conservation Area.

The proposal contravenes Planning Policy Statement 1 which states 'Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted' (key principle (iv), para 13). This is of particular relevance in this instance as the Article 4 direction is designed to improve the character of the area. Wolverton is an ongoing priority in terms of conservation resources and a conservation area review is proposed for the town in the near future. Therefore any application that is considered harmful to the character of the area should be refused.'

## CONSIDERATIONS

The proposal is shown set back one metre from the edge of the highway and so there are no Highways objections to the proposal. The impact on the neighbouring properties will not be significant as the proposed garage will not be much larger than the existing garage. The main consideration in this case is the impact of the proposals on the character and appearance of the conservation area.

In April 2005 an application for a replacement garage at 4 Bedford Street was reported to Development Control Committee. The application sought to replace an existing pre-fabricated asbestos garage with a new pre-fabricated garage with brick effect finish and grey cement roof sheeting. The Town Council supported the application stating that a practical approach should be taken to the renewal of the garages at the rear of the properties. The application was recommended by officers for refusal, however the committee overturned the recommendation stating that if this was the benchmark the town council were willing to accept then the application should be permitted. Another prefabricated garage with brick effect elevations was permitted at 13 Victoria Street in November 2006.

The site is located in the Wolverton Conservation Area that was confirmed in December 2001. There are a number of pre-fabricated garages in the area all of which were constructed before the conservation area was designated. Policy HE6 of the Local Plan states that development within the conservation area should preserve or enhance the character and appearance of the conservation area. The conservation officer has objected to the proposal stating that the design, materials, detail and character of the proposed garage would have a detrimental impact on the character of the area and would hence be contrary to policy HE6 of the Local Plan. Wolverton and Greenleys Town Council initially objected to the application stating a preference for a red brick finish, slate effect roof and black guttering but may well modify their position prior to the Committee meeting. The applicant has agreed to the red brick effect finish and black guttering.

This application is a finely balanced case. It is important that the planning system is seen to be consistent and fair to all parties. Therefore two previous decisions made by the Council are therefore a material consideration. On the other hand it is arguable that the character and appearance of the Conservation Area should not be compromised as a result of allowing multiple garages of a relatively poor design standard just because a precedent has been set. The Committee should carefully consider this application and if a decision is made to permit it must accept other similar subsequent proposals for prefabricated garages in the Conservation Area of Wolverton would be difficult to resist.

#### RECOMMENDATION

The decision of the Committee is requested.