

Application Number: 21/00016/FUL

Description Proposed 3m single storey rear extension and garage conversion (resubmission of 20/02875/FUL).

At 12 Shepperton Close, Castlethorpe, Milton Keynes, MK19 7HR

For Miss Rose Kelly

Statutory Target: 02.03.2021

Extension of Time: Yes – 29.04.2021

Ward: Newport Pagnell North and Hanslope

Parish: Castlethorpe Parish Council

Report Author/Case Officer: Rachel Larner
Planning Officer

Contact Details: 01908 254643
rachel.larner@milton-keynes.gov.uk

Team Manager: Chris Nash
Development Management Manager
chris.nash@milton-keynes.gov.uk

1.0 RECOMMENDATION

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

2.0 INTRODUCTION

Reason for referral

2.1 The application has been referred to the Panel following an objection from Castlethorpe Parish Council on grounds of design, potential business use, and the proposal being considered to be contrary to the Castlethorpe Neighbourhood Plan. The Parish Council considers that the proposal is contrary to Policies D2 and D3 of Plan:MK and Policy 3: Design Guidance of the made Castlethorpe Neighbourhood Plan (2017).

The Site

2.2 The site contains a 2-storey detached property within a residential area of Castlethorpe on Shepperton Close. The house has an attached garage to the south-east side, and a driveway adjacent to the front garden area. The rear of the plot contains a private rear garden bordered with hedges. There are no dwellings or other

buildings located to the rear of the site, with it backing on to a private single-track road and an area of open countryside.

- 2.3 Permission reference NR/267/71 removed permitted development rights for Classes I and II of Part I of the Town and Country Planning General Development Order 1963 (as was, at the time). These refer to development within the curtilage of a dwellinghouse such as the enlargement, improvement or other alteration, and “sundry minor operations” such as gates, fences and walls.

The Proposal

- 2.4 The application seeks planning permission for the following:

- A single storey rear extension measuring 3 metres from the rear elevation of the main dwelling and attached garage. The element extending from the main dwelling would have a lean-to roof, rooflights and aluminium bi-fold doors facing the rear garden. The garage extension would have a flat parapet roof with stone coping and be set back 150mm from the side boundary to allow for the rainwater pipe/gutter overhang. The proposed height of the garage extension is 3 metres and the height of the main extension is 2.2 metres to the eaves and 3.6 metres to the ridge.
- Conversion of the attached garage into a home gym and WC. The existing garage door is to be retained following amendment. The original plans showed the replacement of the garage door with a front access door and window, but revised plans show the garage door to be retained.

Scope of debate/decision

- 2.5 This application proposal is a full planning application and so all material planning considerations are to be considered.

3.0 RELEVANT POLICIES

National Policy

- 3.1 National Planning Policy Framework (February 2019) (NPPF)

Section 2: Achieving Sustainable Development

Section 4: Decision Making

Section 12: Achieving Well-designed places

In addition, the Planning Practice Guidance is also a material consideration.

The Development Plan

- 3.2 Castlethorpe Neighbourhood Plan (2017)

The site is included in the area defined as “Character Area 2”. The following policy is relevant:

Policy 3: Design Guidance

3.3 Plan:MK (March 2019)

Policy CT10: Parking Provision
Policy D1: Designing a High Quality Place
Policy D2: Creating a Positive Character
Policy D3: Designing Buildings
Policy D5: Amenity and Street Scene

3.4 Supplementary Planning Documents/Guidance

Parking Standards SPD (2016)
New Residential Design Guide SPD (2012)

3.5 Emerging Policy

Emerging Castlethorpe Neighbourhood Plan (submitted modifications version, 2020)

Castlethorpe's emerging neighbourhood plan has been through examination but has not yet been to referendum or been adopted. It holds considerable weight in the determination of this planning application, but not full weight. The following policy from the emerging Neighbourhood Plan is relevant:

Policy CAS4: Design Guidance

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.

3.7 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 RELEVANT PLANNING HISTORY

4.1 Application Site

20/02875/FUL

Proposed 3m single storey rear extension to form gym/studio and open plan kitchen/snug/dining area. Flat roof dormer extension to loft to form fourth bedroom and en-suite.

Withdrawn 05.01.2021

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Castlethorpe Parish Council

The Parish Council initially objected to the development on grounds of design, potential business use, and the proposal being contrary to the Castlethorpe Neighbourhood Plan. It was considered that the proposal is contrary to Policies D2 and D3 of Plan:MK and Policy 3: Design Guidance of the made Castlethorpe Neighbourhood Plan (2017). A request was made that the application was considered and determined by the Development Control Panel if the case officer was minded to approve the application.

Following re-consultation on amended plans, Castlethorpe Parish Council reiterated the majority of their concerns regarding design and the proposal being considered to be contrary to the Castlethorpe Neighbourhood Plan. The request was again made for the application to be considered and determined by the Panel, if the case officer was minded to approve. Several conditions were suggested in the event that the application is approved.

5.2 Councillor Andrew Geary – Newport Pagnell North and Hanslope Ward

No comments received

5.3 Councillor Bill Green – Newport Pagnell North and Hanslope Ward

No comments received

5.4 Councillor George Bowyer – Newport Pagnell North and Hanslope Ward

No comments received

5.5 Representations from interested parties

Objections have been received from 42 neighbouring dwellings citing the following material concerns:

- Replacement of garage door with access door and window contravenes Castlethorpe Neighbourhood Plan (CNP) as design will not match neighbouring properties;
- Loss of visual amenity and street scene on Shepperton Close;
- Objection to potential use of garage conversion as commercial gym (noise, traffic and parking);
- Objection to aluminium bifold doors and flat roof of garage extension being out of character with the other dwellings and contrary to the CNP;
- Loss of sunlight/daylight to Nos. 10 and 14 Shepperton Close;
- Loss of privacy;
- Visual intrusion when viewed from the public realm;
- Objection to removal of chimney;
- Overlaps of guttering from rear garage extension;

- Objection to potential conversion of the flat roof to a roof terrace; and
- Noise – music, use of gym equipment etc.

The following non-material concerns have also been raised:

- Restrictive Covenants (e.g. those relating to Business Use);
- Foundations/Subsidence;
- Concerns relating to the Party Wall Act 1996; and
- Guttering overhanging neighbouring properties.

6.0 MAIN ISSUES

Design, character and appearance;
Impact on residential amenity; and
Parking and highways.

7.0 CONSIDERATIONS

Design, character and appearance

- 7.1 Policies D1 and D2 of Plan:MK seek to ensure that proposals respond appropriately to the site context and appearance and exhibit a positive character. Policy D3 of Plan:MK seeks to ensure that all extensions to buildings are of a size and scale that relate well to the existing building and plot, as well the surrounding area.
- 7.2 Policy 3 of the made Castlethorpe Neighbourhood Plan (CNP) (2017) states that “Development proposals will be supported, provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in their specified character area”. The same is required under Policy CAS4 of the emerging CNP (2020).
- 7.3 The dimensions of the proposed single storey rear extensions do not exceed the height, width or depth of the existing dwelling and the development appears modest and subservient to the host dwelling. The increased footprint is not excessive, and the proposed extensions do not constitute an overdevelopment of the site.
- 7.4 The proposed development is exclusively to the rear of the dwelling and is not visible when viewed from Shepperton Close. The site backs on to an area of open countryside, with large trees concealing the site when viewed from the rear. It is, therefore, considered that the proposal’s overall impact on local character is minimal. The emerging Castlethorpe Neighbourhood Plan (2020) requires particular attention to be paid to conformity of form and design in particular areas, including the properties on Shepperton Close. This is acknowledged, but there are no proposed changes to the front aspect of No.12, and the existing chimney is shown to be retained. Therefore, the street scene will remain uniform and unchanged.
- 7.5 It is noted that Policy 3 of the made CNP (Policy CAS4 of the emerging CNP) requires roof pitches ranging from 35-45 degrees and this is acknowledged with regard to the flat roof rear garage extension, as it would not be fully in conformity with this policy.

However, the garage extension would not be visible from the public realm and it is considered that a pitched roof, so to comply with the CNP, would appear bulky and unsympathetic in this context. In addition, flat-roofed garages are seen at the entrance to Shepperton Close and are publicly visible. Therefore, the proposed rear garage extension is not considered to appear out of character within the context of the wider area.

- 7.6 The proposed materials for the development are largely similar to the existing dwellinghouse, as required by the made and emerging CNP. The aluminium bi-fold doors and rooflights to the rear extension are acknowledged to not be strictly in keeping with the original appearance of the house. However, these would not be visible and therefore would not have a detrimental impact on the overall appearance and character of the property, noting that it is not within a conservation area where materials should preserve character and appearance. The proposed use of more traditional materials, such as coping stone, for the parapet roof is considered to have a lesser impact on the character of the existing dwelling than if non-traditional materials were proposed.
- 7.7 A planning condition to restrict the removal of the garage door in order to preserve the continuity of frontages on Shepperton Close is not necessary, due to the removal of permitted development rights at the site. Any proposed alteration to the external appearance of the garage would require further permission from the Local Planning Authority.
- 7.8 In summary, it is considered the proposal is reasonable in relation to the site and character of the area, and the overall scale and design of the proposal is considered to be acceptable. Given these findings, the proposal is considered to accord with Policies D1, D2 and D3 of Plan:MK, Policy 3 of the made CNP (2017) and Policy CAS4 of the emerging CNP (2020).

Impact on residential amenity

- 7.9 Policy D5 of Plan:MK seeks to ensure that all development proposals create and protect a good standard of amenity for neighbouring buildings and their occupiers.
- 7.10 The internal garage alterations into a home gym and WC are not considered to result in significant residential amenity issues for the neighbours. The garage as existing could already be used for various purposes, and the use as a home gym is not considered to bring about undue disturbance in terms of noise. The use of the garage conversion as a home gym is also considered to be incidental to the main dwellinghouse and it is possible for this to occur without the need for planning permission.
- 7.11 The concerns regarding the potential for the converted garage to be used as separate accommodation or for commercial business use are noted. However, this application is for a household extension and the development can only be used for ancillary purposes in any event. Use as a separate dwelling would constitute a material change of use and would require full planning permission.

- 7.12 It is noted that concerns have been raised regarding existing noise disturbance (e.g. music/gym noise) and the further impact the proposal may have. This is considered to be an existing issue and addressed by Environmental Health legislation if causing a nuisance. It would be unreasonable to restrict the use of a private dwelling by condition for activity that is not enforceable (i.e. it is not development) and which could be carried out within the dwelling at the present time in any event.
- 7.13 By virtue of their modest height and depth, the proposed single storey rear extensions would not result in significant adverse impacts upon sunlight, privacy, or visual outlook for the immediate adjoining neighbours at Nos. 10 and 14 Shepperton Close. Furthermore, they would not be overbearing. Concerns were raised regarding the potential for the flat roof of the garage extension to be converted into a roof terrace. This is outside the scope of this application but any proposed roof terrace in this location would require full planning permission, as its use as a balcony or roof terrace would require the creation of an access to it, or erection of balustrades, both of which are not permitted development due to the historical withdrawal of those rights.
- 7.14 The New Residential Development Design Guide (2012) recommends that gardens for a family dwelling have a minimum depth of 10m. In this case, more than half the width of the garden would remain at its existing length - at least 15 metres long, and more than half the garden would remain at full width. It is therefore considered that the amount of garden space remaining would still meet the reasonable needs of the current and future occupants.
- 7.15 In summary, the proposal is considered to be compliant with Policy D5 of Plan:MK.

Parking and highways

- 7.16 Policy CT10 of Plan:MK (2019) requires that development proposals provide sufficient on-plot parking, in accordance with the Parking Standards SPD (2016).
- 7.17 Garages are not counted as allocated parking spaces in accordance with the Parking Standards SPD (2016) and therefore the proposal to convert the garage into a home gym does not reduce the number of allocated parking spaces for the dwelling. Additionally, the proposal does not increase the number of bedrooms, nor does it seek to alter the allocated parking arrangement in any way. The proposal is therefore in accordance with the Parking Standards SPD (2016) and with Policy CT10 of Plan:MK.

8.0 CONCLUSIONS

- 8.1 The proposal is found to be in accordance with the development plan and therefore planning permission is recommended to be approved, subject to the conditions.

9.0 CONDITIONS

1. The approved development shall be carried out in accordance with the following drawings/details:

Plans received on 5th January 2021 -

Site Location Plan, dated: 08/11/2020

Block/Site Plan, dated: 08/11/2020

Plans received 20th March 2021 -

Drawing number 04 Rev D - PROPOSED PLANS & ELEVATIONS
SCHEME DRAWINGS

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

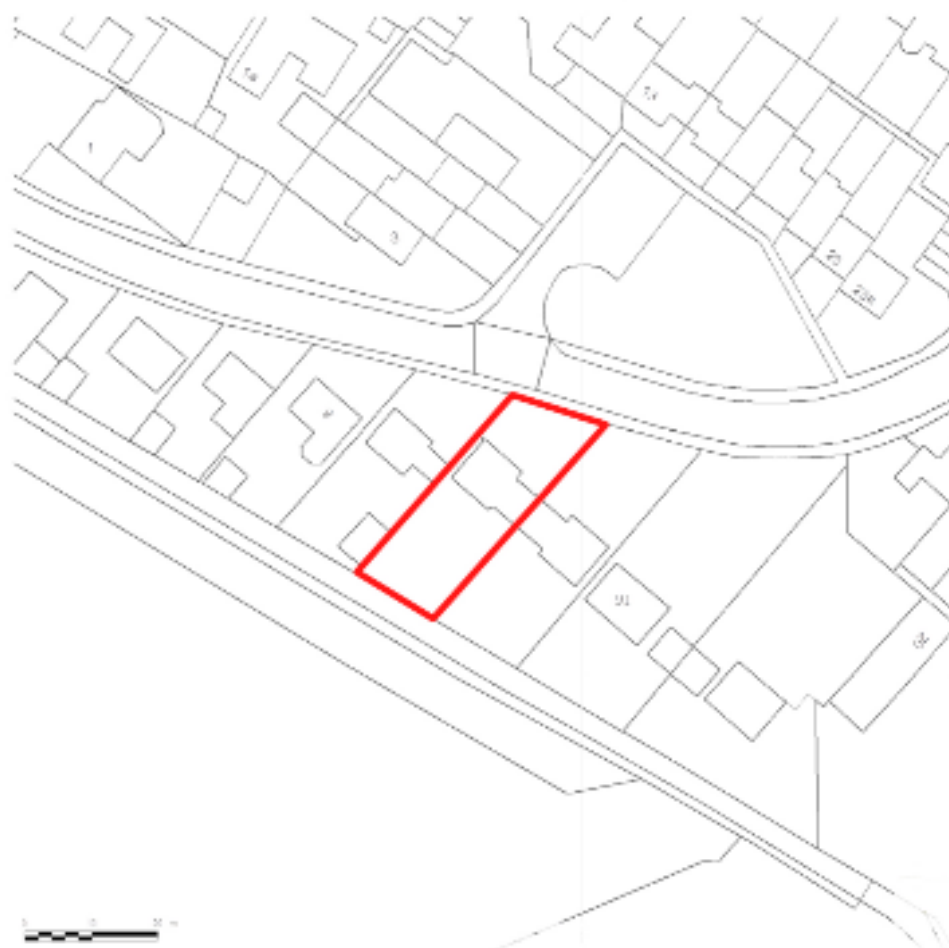
2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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.

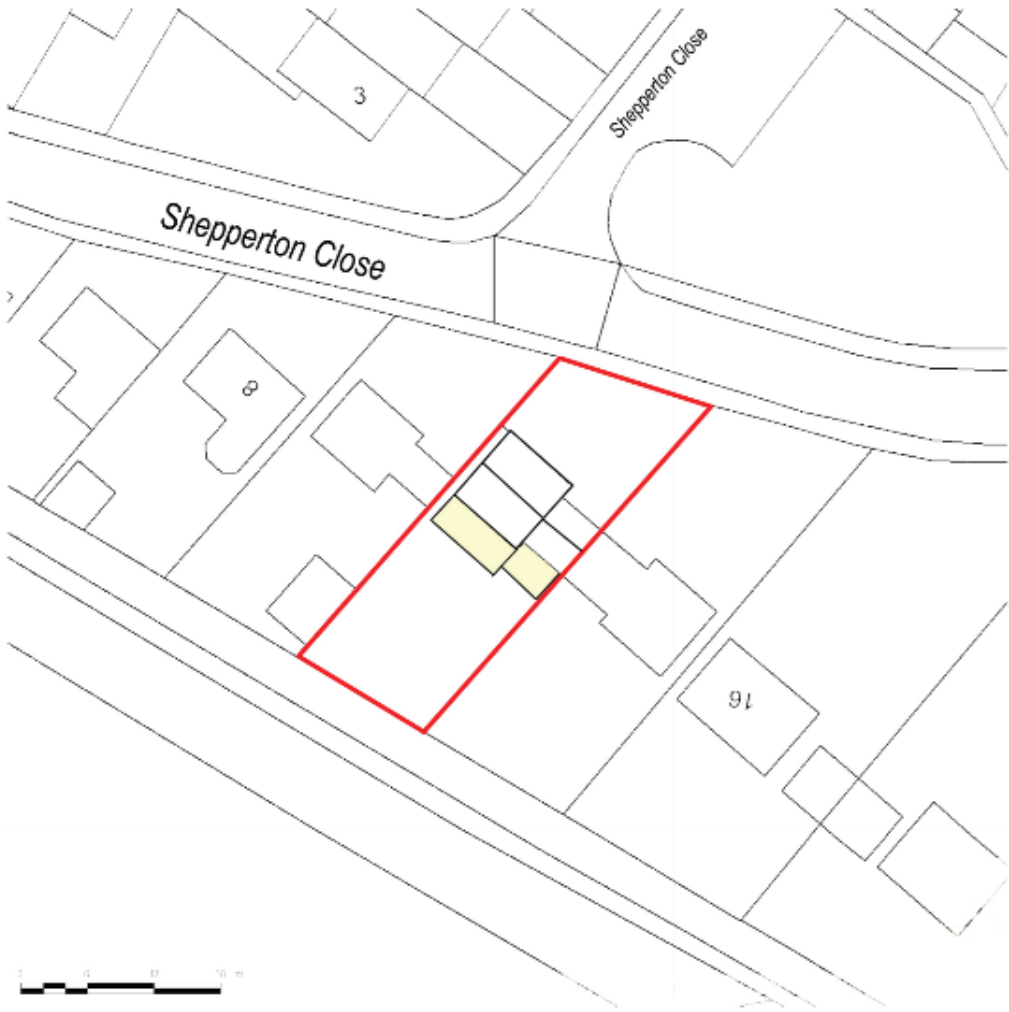
3. The development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

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 Policies D1, D2, D3, D5 of Plan:MK

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 479485 , 244029



BLOCK/SITE PLAN
AREA 90m x 90m
SCALE: 1:500 on A4
CENTRE COORDINATES: 479485 , 244029



Existing Plans and Elevations



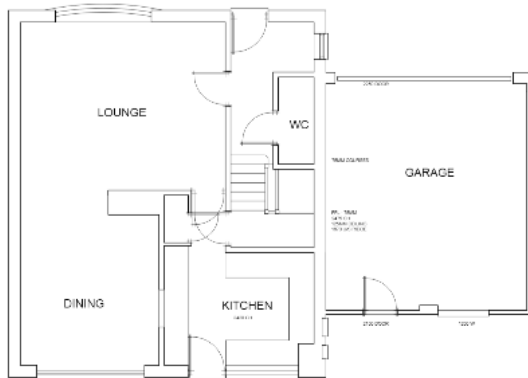
EX. REAR ELEVATION
SURVEY DRAWING

EX. SIDE ELEVATION
SURVEY DRAWING



EX. FRONT ELEVATION
SURVEY DRAWING

EX. SIDE ELEVATION
SURVEY DRAWING

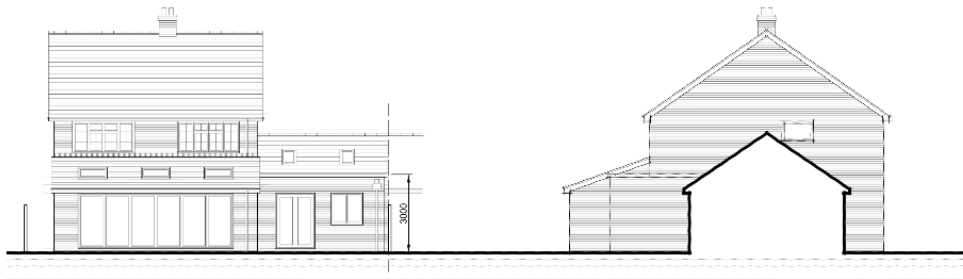


EX. GROUND FLOOR PLAN
SURVEY DRAWING



EX. FIRST FLOOR PLAN
SURVEY DRAWING

Proposed Plans and Elevations



PR. REAR ELEVATION
SCHEME DRAWING

PR. SIDE ELEVATION
SCHEME DRAWING



PR. FRONT ELEVATION
SCHEME DRAWING

PR. SIDE ELEVATION
SCHEME DRAWING



PR. GROUND FLOOR PLAN
SCHEME DRAWING



PR. FIRST FLOOR PLAN
SCHEME DRAWING

A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Castlethorpe Parish Council

Initial comments

“This is a re-submission of part of 20/02875/FUL to which the Parish Council objected and the application was withdrawn. This application includes the extension and conversion of the double garage to form a large gym with separate entrance door.

The Parish Council would not in principle object to the conversion of a garage to a gym – see 20/03218/FUL in Station Road to which it offered no objection in January. This was a single garage conversion and extension to form study, utility room and small gym area though this is not within Character Area 2 (Consistency of Design) of the Castlethorpe Neighbourhood Plan(CNP). However, given that 12 Shepperton Close is within Character Area 2 (4.4.4 CNP), and the scale and changes involved, the Parish Council objects.

Shepperton Close is a highly stylised neo-Georgian estate and forms one of the areas explicitly protected in the design guidance of the made 2017 Castlethorpe Neighbourhood Plan. There have been two other garage conversions (Nos 11 and 47) but these have been two storey with matching roofs, design and materials, do not form a separate building and have been done so sympathetically that it is hard to realise that they are not original.

Relevant Planning Policies

Policy 3: Design Guidance in the 2017 Castlethorpe Neighbourhood Plan (CNP) which has been ‘made’ by MKC.

The Policy states that “ Development proposals will be supported, provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in their specified character area, as shown on the Policies Map, as follows:

Both character areas:

- Two storeys building height;
- Roof pitch ranging from 35° to 45°; and
- Window openings are small in relation to the elevation of the building.

In Character Area 2, proposals should be constructed from materials similar in colour and texture to the materials and design found on adjacent buildings. Extensions and other building works to existing buildings will be required to be constructed from materials and design matching the existing building.”

The explanatory Notes add:

“4.3.4 The following areas are observed to have a consistency of design and materials and the policy requires that proposals for infill or redevelopment in these

five locations have regard to the common building form, plot size, building line and materials in each location:

- The west side of Bullington End Road (Nos 1-45);
- Terrace of railway cottages in Station Road (Nos 39-53);
- and all properties in Shepperton Close; The Chequers; and Thrupp Close.”

Plan:MK Planning Policy D2.

2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).

Plan:MK Planning Policy D3 DESIGN OF BUILDINGS

A. Development proposals that meet the following objectives and principles will be permitted:

1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.

4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building.

8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.

Objection

1. The application will substantially damage the front view of the property with an 'out of character' door in the converted garage visible from the public highway. It will not be similar to the design in adjacent buildings as required by CNP Policy 3.

2. Plan:MK Policies D2 and D3 also require the character of a development to be 'locally inspired', enhance the 'character...of a particular character area' and that its scale should not detract from the character of the existing building and surrounding area'.

This would be the only single storey garage conversion and the only single storey building other than garages in Shepperton Close and it would be out of character with all the other properties.

3. There does not appear to be internal access to the 'Gym and Studio' and an additional WC is being provided despite that there is already one on the ground floor of the existing building. This creates a large standalone building,

The Parish Council therefore seeks clarification that the new building is for personal and not business use. Should it be for business, not only would a change of use permission be required but the parish council would object. This is a residential

estate. There is adequate provision for commercial premises in the parish noting both Lodge Farm Business Centre and Lincoln Lodge Business Centre.

All properties on Shepperton Close are also subject to a Covenant and the Fourth Schedule imposes restrictions:

1. No trade or business shall be carried on upon the land hereby conveyed or any part thereof nor shall any building on the land be used otherwise than as a private dwellinghouse for the use and occupation of one family only
2. No act or thing shall be done or suffered upon the land hereby conveyed which may reasonably be considered to be a nuisance or annoyance to the occupiers or owners of any adjoining or neighbouring property

A commercial gym would therefore breach the Covenant restriction and the neighbour has objected that it would also cause a 'nuisance and annoyance' exacerbated because there is only a single brick wall from the neighbouring garage.

Should the Case Officer be minded to approve, the Parish Council requests that it is determined at DCP and will provide a speaker to object. Should Planning Permission nonetheless be granted, the Parish Council would request a planning condition that it is used for personal and not commercial purposes and that noise insulation is added to the party wall.

Castlethorpe Parish Council
1st February 2021"

Comments following re-consultation

"Castlethorpe Parish Council OBJECTS to this (revised) application:

This is a re-submission of part of 20/02875/FUL to which the Parish Council objected and the application was withdrawn. This application includes the extension and conversion of the double garage to form a large gym but with a pitched roof and retaining a false garage door to maintain a consistent frontage with other properties.

The Parish Council would not in principle object to the conversion of a garage to a gym – see 20/03218/FUL in Station Road to which it offered no objection in January. This was a single garage conversion and extension to form study, utility room and small gym area though this is not within Character Area 2 (Consistency of Design) of the Castlethorpe Neighbourhood Plan(CNP). However, given that 12 Shepperton Close is within Character Area 2 (4.4.4 CNP), and the scale and changes involved, the Parish Council objects.

Shepperton Close is a highly stylised neo-Georgian estate and forms one of the areas explicitly protected in the design guidance of the made 2017 Castlethorpe Neighbourhood Plan. There have been two other garage conversions (Nos 11 and 47) but these have been two storey with matching roofs, design and materials, do not form a separate building and have been done so sympathetically that it is hard to realise that they are not original.

Relevant Planning Policies

Policy 3: Design Guidance in the 2017 Castlethorpe Neighbourhood Plan (CNP) which has been 'made' by MKC.

The Policy states that “ Development proposals will be supported, provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in their specified character area, as shown on the Policies Map, as follows:

Both character areas:

- Two storeys building height;
- Roof pitch ranging from 35° to 45°; and
- Window openings are small in relation to the elevation of the building.

In Character Area 2, proposals should be constructed from materials similar in colour and texture to the materials and design found on adjacent buildings. Extensions and other building works to existing buildings will be required to be constructed from materials and design matching the existing building.”

The explanatory Notes add:

“4.3.4 The following areas are observed to have a consistency of design and materials and the policy requires that proposals for infill or redevelopment in these five locations have regard to the common building form, plot size, building line and materials in each location:

- The west side of Bullington End Road (Nos 1-45);
- Terrace of railway cottages in Station Road (Nos 39-53);
- and all properties in Shepperton Close; The Chequers; and Thrupp Close.”

Plan:MK Planning Policy D2.

2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).

Plan:MK Planning Policy D3 DESIGN OF BUILDINGS

A. Development proposals that meet the following objectives and principles will be permitted:

1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.

4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building.

8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.

Objection

1. The design is not compliant with Planning policy CNP in that a flat roof extension is included (whereas Policy 3 requires pitched roofs) and nor does the garage conversion and removal of the chimney stack match other properties on the estate required by Planning Policy D2 and D3.

2. The rear extension in particular is higher than the gutter line and doesn't have a matching fascia board and will block light to the neighbour's garage window.

If however the Case Officer remains minded to approve, then the Parish Council would request the following conditions:

Planning Conditions in the event of Approval

1. A planning condition that the garage door frontage is maintained to prevent subsequent replacement with a door or window. The garage door has to be maintained in a like for like style as at present.

2. A planning condition that the 'Home Gym' is not converted to commercial use noting the existence of covenants preventing commercial activity on the estate.

3. Neighbours have expressed concern about overlaps of guttering, blocking out of their garage window and lack of matching fascia boards. The roof height of the flat roof rear extension must be no higher than the gutter line and that Planning ensures that detail finishing to the plans address these concerns.

4. The chimney stack must be retained to ensure the roof line remains consistent with the other dwellings in the Close.

Should the Case Officer be minded to approve without at least Conditions 1,3 and 4 above, the Parish Council requests that it is determined at DCP and will provide a speaker to object."

Further comments

"Objection

1. The design is not compliant with Planning policy CNP in that a flat roof extension is included (whereas Policy 3 requires pitched roofs), the design at the rear is radically different from the design theme on the estate and nor does the garage conversion match other properties on the estate required by Planning Policy D2 and D3.

2. The rear extension in particular would be overbearing on the neighbour's property contravening Planning Policy D5.

If however the Case Officer remains minded to approve, then the Parish Council would request the following conditions:

Planning Conditions in the event of Approval

1. A planning condition that the garage door frontage is maintained to prevent subsequent replacement with a door or window. The garage door has to be maintained in a like for like style as at present. We are advised that, because permitted development rights have been removed, this would require a planning application to change the garage door.
2. A planning condition that the 'Home Gym' is not converted to commercial use noting the existence of covenants preventing commercial activity on the estate. We are advised that a planning application for change of use would be required.

Should the Case Officer be minded to approve, the Parish Council requests that it is determined at DCP and will provide a speaker to object.”

5.6 Councillor Andrew Geary – Newport Pagnell North and Hanslope Ward

No comments received.

5.7 Councillor Bill Green – Newport Pagnell North and Hanslope Ward

No comments received.

5.8 Councillor George Bowyer – Newport Pagnell North and Hanslope Ward

No comments received.

Third Party/Neighbour Comments

A1.2 Objections have been received from 42 neighbouring dwellings citing the following material concerns:

- Replacement of garage door with access door and window contravenes Castlethorpe Neighbourhood Plan (CNP) as design will not match neighbouring properties
- Loss of visual amenity and street scene on Shepperton Close
- Objection to potential use of garage conversion as commercial gym (noise, traffic and parking)
- Objection to aluminium bifold doors and flat roof of garage extension being out of character with the other dwellings and contrary to the CNP
- Loss of sunlight/daylight to Nos. 10 and 14 Shepperton Close
- Loss of privacy
- Visual intrusion when viewed from the public realm
- Objection to removal of chimney
- Overlaps of guttering from rear garage extension
- Objection to potential conversion of the flat roof to a roof terrace
- Noise – music, use of gym equipment etc.

The following non-material concerns have also been raised:

- Restrictive Covenants (e.g. those relating to Business Use)
- Foundations/Subsidence
- Concerns relating to the Party Wall Act 1996
- Guttering overhanging neighbouring properties