

MIN03

Application Number: 12/00570/MMAM

Minor material amendment to application 10/00804/FUL to use garage as a utility room and insertion of windows and side door in lieu of garage doors

AT 32 Alverton, Great Linford, Milton Keynes

FOR Mr Crocombe

Target: 4th May 2012

Ward: Linford North

Parish: Great Linford Parish Council

Report Author/Case Officer: Nicola McTeer

Contact Details: 01908 252932 nicola.mcteer@milton-keynes.gov.uk

Head of Team: Andrew Horner

Contact Details: 01908 252609 andrew.horner@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application property is a large two storey detached dwelling with detached double garage situated at the end of Alverton cul-de-sac. The area is characterised by two storey detached dwellings with attached garages on substantial plots. 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

Consent is sought of a minor material amendment to the approved planning permission reference 10/00804/FUL. The scheme seeks a number of variations to the originally approved drawings. These are:

- Replace garage doors in east elevation of garage extension with two windows.
- Use the ground floor of the garage extension as a utility room.
- Use the first floor of the garage extension as a habitable room.
- Insert a door into the north elevation of the garage extension (facing the dwelling).

Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National and Regional Policy

National Planning Policy Framework paragraph:

14. Presumption in favour of sustainable development

2.2 Local Policy

Core Strategy

CS12 – Developing Successful Neighbourhoods

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality

D2 – Design of Buildings

D2A – Urban Design Aspects of New Development

T15 – Parking Provision

Supplementary Planning Guidance

Adopted parking standards

3.0 MAIN ISSUES

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

- 3.1 1. The main issue with this application is whether the proposed amendments to the approved scheme result in a development that would be materially different from the original and need to be addressed through the submission of a new planning application. The proposed use of the development would still be wholly residential and the principal structures remain as previously approved.

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 out at the end of this report.

5.0 CONSIDERATIONS

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

5.1 Impact on character of the development

The changes result in a number of external alterations that would be visible from the road however, the application building is set some distance away from the highway. The introduction of two windows to the east elevation and a door

to the north elevation facing the main dwelling is not considered to result in a significant change to the character and scale of the original development. In addition the proposed use of the garage extension as habitable accommodation would still be wholly residential and the principal structures remain as previously approved. Subject to conditions regarding matching materials, it is felt that the proposed amendments would not represent a change that makes the development harmful in terms of difference in scale and character.

5.2 Impact on neighbouring amenity

The additional openings that are proposed are located on the east and north elevation facing the street and main dwelling. It is considered that the alterations would not have an adverse impact on residential amenity.

5.3 Other matters

Other matters, which are not critical to the decision, are dealt with in Section 3 of the attached Appendix.

5.4 Conclusions

For these amendment requests the Council can only consider if the scale and nature of the change results in a development that is not substantially different from the one that has been approved. In this instance the proposed external alterations does not materially alter the character of the building. The amendments are considered to be minor when considering the whole development and therefore it is recommended that the amendment is agreed. The original decision notice needs to be reproduced with all relevant conditions repeated and these are proposed at the end of the report. It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

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 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.

2. The windows on the west elevation indicated on the approved plans (Drawings No. 2010-590-10 and 2010/590/12) shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent and shall be of a design not capable of being opened below a height of 1.7m above the finished floor level. Thereafter, the said windows shall be retained and maintained in the approved form. It shall not be altered to clear glazing or opening without the prior approval, in writing of the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers.

3. The extension hereby permitted together with the existing house shall be used wholly as a single family dwelling house and for no other purpose whatsoever. (E07)

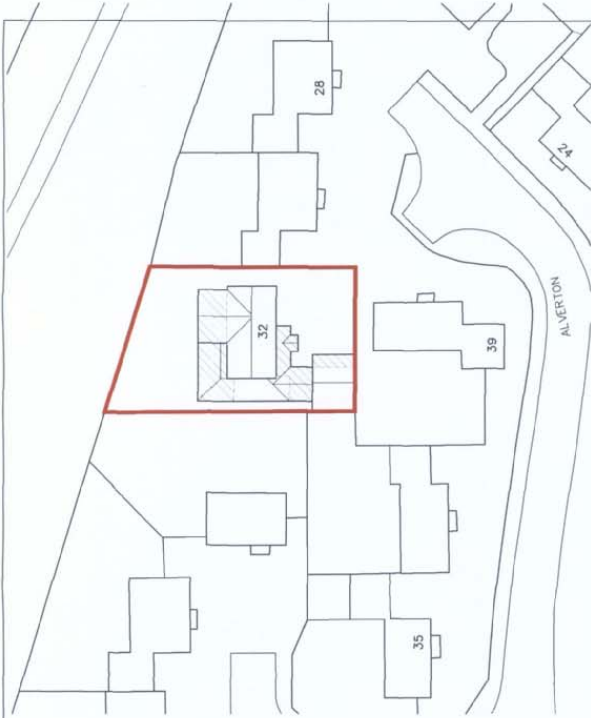
Reason: To ensure that the premises are not sub-divided without the permission of the Local Planning Authority.

4. The extension shall not be used for any purpose other than those incidental to the use of a dwelling and no trade or business shall be carried on therefrom.

Reason: To ensure that the development does not prejudice the amenities of the locality.



SITE LOCATION PLAN
SCALE 1:1,250



BLOCK PLAN
SCALE 1:500



All building works to be in accordance with the current Building Regulations, Code Practice, British Standards and H.A.L.C. Regulations.



Michael Hines Construction Ltd
Cherwell Building Services Ltd
Powerscourt Building Services Ltd
Milton Keynes MK14 5EF
Tel: 01295 252525 Fax: 01295 271033

SITE LOCATION & BLOCK PLANS

PROJECT: 32, ALVERTON
GREAT UNFORD, MILTON KEYNES, MK14 5EF

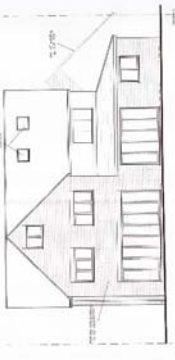
CLIENT: MR. & MRS. CROCOMBE

DATE: 2010/5/6/13
SCALE: as noted
DRAWN BY: JM

NO.	DATE	BY	REVISION

All dimensions to be checked on site prior to commencement of work and all discrepancies to be reported to the Surveyor.

1. THE ARCHITECT HAS PREPARED THESE DRAWINGS FOR THE ARCHITECT'S CLIENT AND FOR THE ARCHITECT'S USE ONLY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE NOR HAS HE CONDUCTED ANY OTHER INVESTIGATION OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE SOILS OR THE UNDERGROUND UTILITIES OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT PROPERTIES OR THE ADJACENT ZONING. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT TRAFFIC OR THE ADJACENT NOISE. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT AIR QUALITY. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT WATER QUALITY. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT LAND USE. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT HISTORIC RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT CULTURAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT NATURAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SOCIAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT ECONOMIC RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT POLITICAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT LEGAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT ETHNIC RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT RELIGIOUS RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT EDUCATIONAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT RECREATIONAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT HEALTH RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SAFETY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SECURITY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT DEFENSE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SPACE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT TIME RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT ENERGY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT INFORMATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT COMMUNICATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT TRANSPORTATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT INFRASTRUCTURE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT UTILITIES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SERVICES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT FACILITIES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT EQUIPMENT RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT MATERIALS RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT LABOR RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT CAPITAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT FINANCIAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT LEGAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT ETHNIC RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT RELIGIOUS RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT EDUCATIONAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT RECREATIONAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT HEALTH RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SAFETY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SECURITY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT DEFENSE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SPACE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT TIME RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT ENERGY RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT INFORMATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT COMMUNICATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT TRANSPORTATION RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT INFRASTRUCTURE RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT UTILITIES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT SERVICES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT FACILITIES RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT EQUIPMENT RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT MATERIALS RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT LABOR RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT CAPITAL RESOURCES. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION OF THE ADJACENT FINANCIAL RESOURCES.



REAR ELEVATION
SCALE 1:100



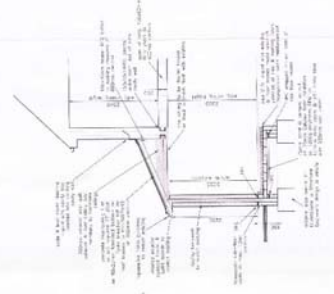
FRONT ELEVATION
SCALE 1:100



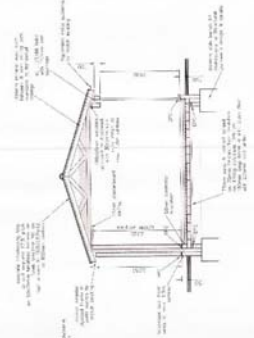
SIDE ELEVATION
SCALE 1:100



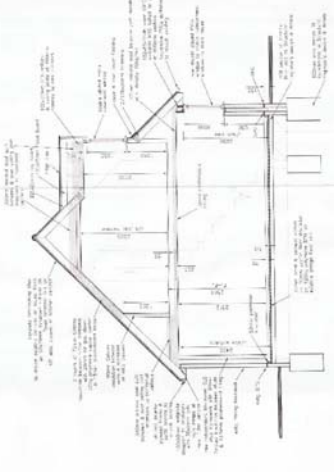
SIDE ELEVATION
SCALE 1:100



SECTION C-C
SCALE 1:50



SECTION B-B
SCALE 1:50



SECTION A-A
SCALE 1:50



 Michael H. H. Architects & Associates LLP
 Chartered Building Corporation, Building Project No. 1000
 Telephone (708) 452-2222 or (773) 378-8883
 1111 N. Dearborn St., Suite 1000, Chicago, IL 60610

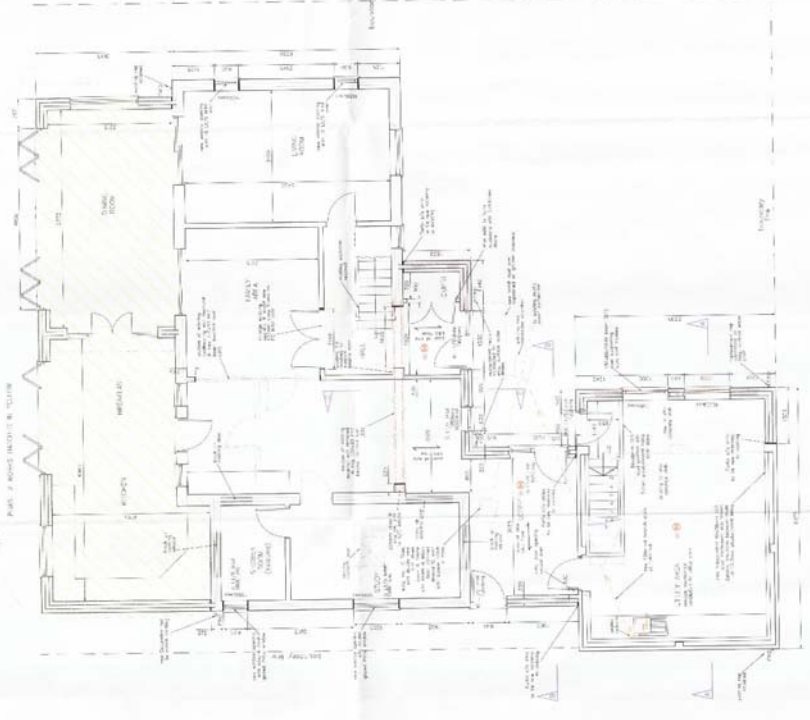
PROJECT: 22 ALBERTSON
 GOSPARI BLDG
 MILTON ALVAREZ, MK14 SEF
 CLIENT: MR & MRS CIRCUMBE

PROPOSED SECTIONS & ELEVATIONS

SHEET No: 2010/296/12
 DATE: MAY/11
 SCALE: 1:5000A1
 DRAWN: JT

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN BUILTING REGULATIONS, LOCAL ORDINANCES, AND ANY OTHER APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
6. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED FLOOR FINISH UNLESS OTHERWISE SPECIFIED.
7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND MATERIALS USED.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.



GROUND FLOOR PLAN
SCALE 1:30



MOYSE ENGINEERING & ARCHITECTURE
1100 WEST 10TH AVENUE, SUITE 200
CALGARY, ALBERTA, CANADA T2P 0K6
TEL: (403) 243-8888
WWW.MOYSE-ARCHITECTURE.COM

PROJECT	32 AVENUES MILTON ALVIN ST. UNIT 507
CLIENT	MR & MRS GREGORIE
DATE	2010/06/10
DESIGNER	JT
DATE	MOY '11

REVISIONS

NO.	DESCRIPTION	DATE

Appendix to 12/00570/MMAM

1.0 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)

1.1 04/01164/FUL
REAR CONSERVATORY
Permission granted 29.07.2004

10/00804/FUL
Two storey rear, single storey rear and single storey front extension and enlargement of garage.
Permission granted 29.06.2010

12/00092/NMA
Non material amendment to planning permission 10/00804/FUL to use garage as a utility room and insertion of windows and side door in lieu of garage doors
Permission refused 07.02.2012

2.0 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	Policy Reference
2.1 British Waterways No comments.	None.	
2.2 Highways Development Control No objections. 1. Under the council's parking standards garages are not counted as parking spaces. In view of this I have no objections to the conversion of the garage to a utility room.	Noted. See para. 3.3 below.	MKLP: T15 Parking Standards SPG
2.3 Parish - Great Linford 1. Consideration should be given to the impact of the proposed plans for No. 32 and the previous development at No. 33 Alverton on adjacent properties and the character of the area.	Noted. Character of the area discussed in para. 5.1 in the report above.	MKLP: D1, D2

2. In application 10/00804/FUL the size and height of the existing double garage [5.5m deep by 5.3m wide] was increased by building 1.5m to front of the original wall making it 6.9m deep. Two new dormer windows were inserted in the garage roof. The former garage is linked to the house by a generous lobby [2.7m x 3.6m] and the previously approved new utility room and separate wc in the dwelling have been removed.

Noted.
Description of previously approved application in which this application proposes to amend.

The details of the use on the first floor above the 'utility room' are not provided, on a previous application it was described as a 'games room'. It does have a separate external to a staircase so it could be used independently of the rest of the premises.

3. Given that application 10/00804/FUL approved the extension to the garage and insertion of the two dormer windows it would not be possible to recommend refusal of planning permission under Planning Policy D1 or D2.

Noted.

The extension of existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.

4. GLPC request that MKC make place the following condition on the conversion of the former garage to ensure the premises are not subdivided without the permission of the Local Planning Authority and to safeguard the amenity of the locality.

Noted and recommended.
See proposed conditions 3 and 4 in section 6 of the report above.

MKLP: D1

2.4 Public Representations

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

26, 28, 30, 33, 35, 37, 39 Alverton
Great Linford Milton Keynes

2.5 3 letters of objection have been received. These have raised the following issues:

- | | | |
|---|---|---------------------------------------|
| 1. Loss of a garage | Garages are not counted as parking spaces and on plot parking remains to serve the property. See para. 3.5 below. | MKLP: T15
Parking Standards
SPG |
| 2. Reduction in on plot parking | Garages are not counted as parking spaces and on plot parking remains to serve the property. See para. 3.5 below. | MKLP: T15
Parking Standards
SPG |
| 3. Concerns regarding the internal layout of the proposal | This is not a planning consideration as the building is not listed. | |
| 4. Overlooking into neighbouring gardens | Noted and discussed in para. 5.4 of the report above. | MKLP: D1 |
| 5. Detract from the value of neighbouring properties | This is not a planning consideration. | |

6. Congestion and road safety	Noted. The proposal complies with policy in terms of on plot parking and no alterations are proposed to the access.	MKLP: D1, T15 Parking Standards SPG
7. Use as a business from the property	Noted and recommended condition. See proposed conditions 3 and 4 in section 6 of the report above.	MKLP: D1

3.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

3.1 Minor Material Amendments

In order to introduce greater flexibility, the General Development Procedure Order has been modified to allow applications for "minor material changes" to be made to modify a development after planning permission has been granted. This flexibility was achieved by making changes to Section 73 of 1990 Act, which allows changes to conditions applying to existing permissions, effectively varying the permission.

3.2 This procedure can therefore only be used where there is a condition on the original permission that can be modified. In the instance of these amendments it requires a condition listing the approved plans so that the application can be submitted effectively proposing the substitution of an approved plan with a revision. The proposed change should be considered on its merits in the usual planning way however when making a decision the consideration should be that the amendment is acceptable if the scale and nature of the change results in a development that is not substantially different from the one that has been approved.

3.3 When considering such applications, Councils have been advised to recognise that by definition the development will have already been found to be acceptable in principle. They are also advised to focus their attention on national, development plan policies or other material considerations that may have changed significantly since the original grant of permission, as well as the changes sought.

3.4 Site background

The original scheme was for a two storey rear, single storey rear and single storey front extension and enlargement of garage. This scheme has been implemented.

3.5 Impact on parking provision

There would be adequate on-plot parking to serve the property in accordance with adopted standards and there would be no significant harm on amenities of the neighbouring occupiers to warrant a refusal.

3.6 Other issues

With regard to the use of the garage, the imposition of a condition prohibiting business or commercial use would ensure that the amenities of the neighbouring occupiers would not be prejudiced. It considered that the issues/concerns raised by neighbouring residents would be satisfactorily addressed by the imposition of conditions as specified in paragraph 7.0 of this report to ensure that the amenities of the residents and the area are not prejudiced.