

MIN01

Application Number: 12/00687/FUL

Erection of detached dwelling and associated garaging (minor amendments to 10/00111/FUL)

AT Plot 3, 211 Newport Road, New Bradwell

FOR Waterloo Construction Ltd

Target: 23rd May 2012

Ward: Wolverton

Parish: New Bradwell Parish Council

Report Author/Case Officer: Richard Sakyi

Contact Details: 01908 252509 richard.sakyi@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a 0.6 ha parcel of land currently occupied by a partly constructed single dwelling (plot 3) granted consent in 2005 for five dwellings. The dwellings on plots 1, 2, 4 and 5 have been constructed and near to completion. The immediate surrounding area is predominantly residential in nature including allotments to the south-east. To the west lies Stonebridge House Farm itself, a Grade II listed dwelling, and its associated outbuildings that have been converted to dwellings. The site also lies partly within a flood zone and forms part of the Loughton Brook Wildlife Corridor.

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

Permission is sought for the erection of detached dwelling and associated garaging (an amendment to planning permission reference 10/00111/FUL). Ground works have commenced in respect of the approved dwelling on Plot 3. However, the revised proposal which is the subject of this application seeks a 20.6m² increase in floor area. This results from the addition of a 6.3m wide and 4m deep single-storey breakfast room to the rear. Further alterations include two proposed 'hayloft hatches' to be positioned at the peak of the proposed dwelling's north and eastern gable ends. A number of window positions have also been altered and window bars included shown on the elevations instead of the approved plain casements.

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

2.2 Local Policy

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

H7 - Housing on unidentified sites

H8 - Housing Density

H9 - Housing Mix

HE5 - Development Affecting the Setting of a Listed Building

NE1 - Nature Conservation Sites

Core Strategy

CS13 – Ensuring High Quality, Well Designed Places

CS20 – Historic and Natural Environment

Supplementary Planning Guidance

New Residential Design Guide April 2012

3.0 MAIN ISSUES

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

- 3.1 Whether the amendments to the already approved dwelling on this site would have an adverse impact on residential amenities and the setting of the nearby grade II listed building.

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 Principle of development

The principle of the development has already been accepted by the grant of planning permission reference 10/00111/FUL on 22.04.2010 for the erection of five dwellings. The current proposal incorporates amendments to the approved scheme, which cumulatively could not be accepted as minor amendment hence this application.

5.2 Impact on residential amenities of neighbouring occupiers

The occupiers of the adjacent properties have objected by virtue of the scale, bulk and design with particular reference to the proposed 'Mill style' house being inappropriate and resulting in harmful overlooking and loss of privacy. It is considered that the proposed single-storey addition and windows would not have any significant adverse impact on residential amenities of the neighbours by virtue of their siting and orientation.

It is considered that the design, scale and position of the proposed windows are acceptable and would reflect the proportion and rhythm of the new dwelling. Furthermore, the imposition of a condition removing all permitted development rights will limit further variations to the approved scheme, which cumulatively could impact on the character and appearance of the area and residential amenities of neighbouring occupiers.

5.3 Impact on the setting of nearby listed building

Objections have been received from the owner/occupier of the neighbouring property on grounds that the proposed alterations and additions would have significant adverse impact on the setting of the nearby listed building. The conservation officer has indicated that he is satisfied with the proposal and the proposal would not have any greater harmful impact on the setting or significance of the nearby designated heritage asset (Stonebridge Farmhouse and its former outbuildings).

Conclusions

It is considered that the current proposal, comprising an amendment to 10/00111/FUL is acceptable having regard to the site and its immediate surroundings, the setting of the nearby listed building and the residential amenities of neighbouring occupiers. Issues regarding overlooking and loss of privacy from the kitchen window can be dealt with satisfactorily by conditions. Furthermore, the removal of permitted development rights would ensure that further alterations would require the necessary planning consent in the future. For the above reasons it is recommended that planning permission be granted subject to conditions.

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 shall not be occupied until the car parking area (and turning area) shown on the deposited plan has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time. (P01)

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

2. No overhead lines, wires or cables, whether for the purpose of telephones, electricity, wired television or any other purpose shall be erected on, over or across any part of the application site. (G04)

Reason: To protect the amenities of the locality.

3. Details of the proposed boundary treatment of the site (including the type and height of any walls or fences) shall be first submitted to and approved by the Local Planning Authority and the boundaries of the site shall be enclosed in accordance with the approved details before the dwelling is occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority. (G05)

Reason: To protect the amenities of the locality and safeguard the privacy of neighbour.

4. No building or other site works likely to cause nuisance to adjoining occupiers shall be carried out before 8.00 am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays, or at any time on Sundays or Bank Holidays.(S04)

Reason: To limit the detrimental effect on adjoining occupiers by reason of noise and disturbance.

5. A vehicle wheel cleansing facility shall be provided on the site to the satisfaction of the Local Planning Authority. Such facility shall be used by all vehicles leaving the site and shall be permanently maintained in working order throughout the construction period. (S02)

Reason: To ensure that construction works do not prejudice conditions of safety and cleanliness along the neighbouring highway.

6. Notwithstanding the detail on the submitted plans full details of the proposed windows and doors including sills and heads shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved particulars unless otherwise approved in

writing by the Local Planning Authority.

Reason: To preserve the setting of adjacent listed building in accordance with Policy HE5 of the Milton Keynes Local Plan 2001-2011.

7. Notwithstanding the detail on the submitted plans full details of the external stairs, steps and associated guarding shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved particulars unless otherwise approved in writing by the Local Planning Authority.

Reason: To preserve the setting of adjacent listed building in accordance with Policy HE5 of the Milton Keynes Local Plan 2001-2011.

8. The garage hereby permitted 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. (E04)

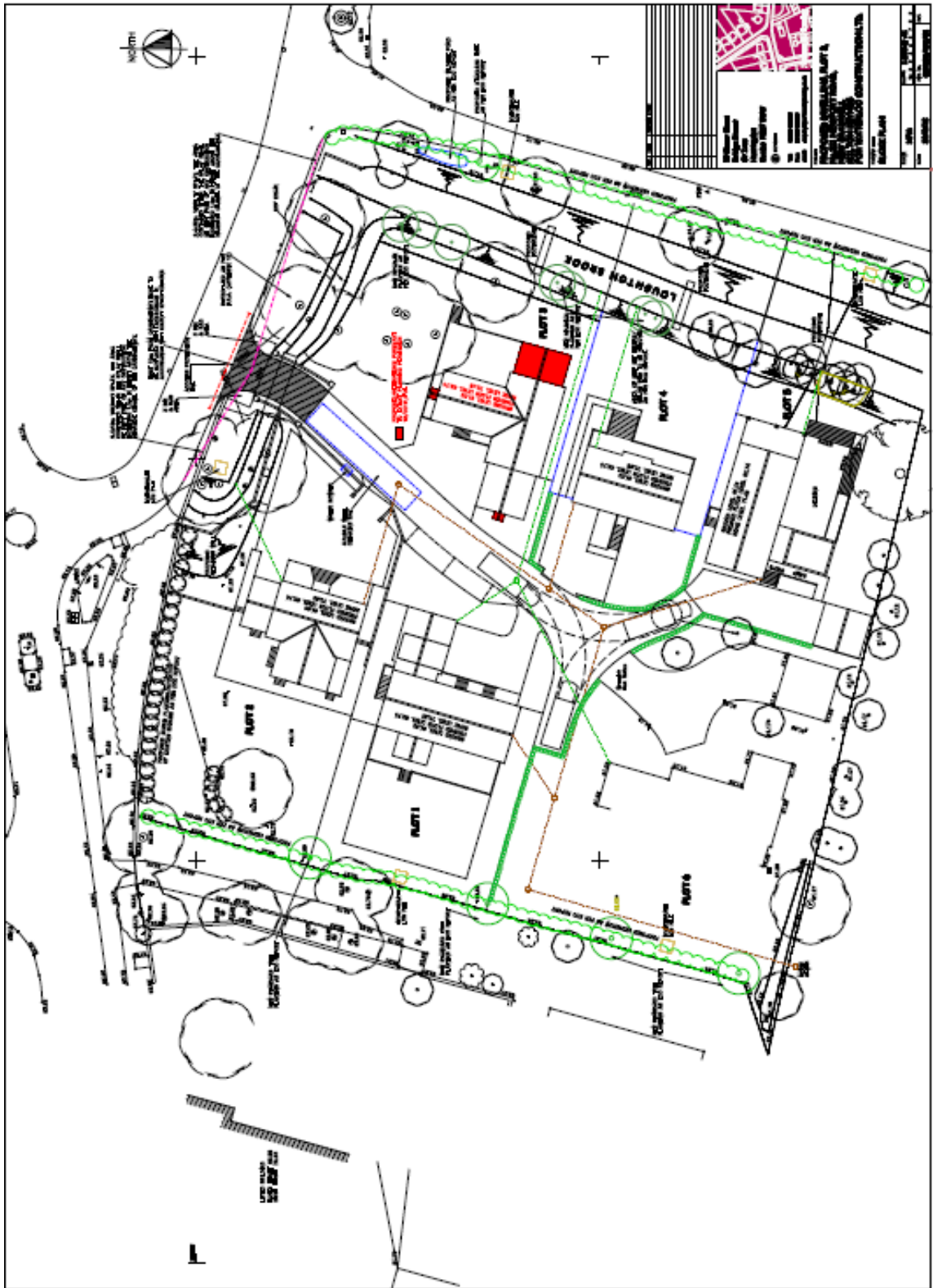
Reason: To ensure that the development does not prejudice the amenities of the locality and to ensure retention of the garage for vehicle accommodation or ancillary uses only.

9. Pursuant to the Town and Country Planning General Permitted Development Order 1995 or any Statutory Instrument revoking or re-enacting that Order, the provisions of Article 3(1) and Classes A, B, C, D and E of part I of Schedule 2 to the said Order (relating to development within the curtilage of a dwellinghouse) shall not apply to the dwelling to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.(G12)

Reason: To protect the character and appearance of the area and the amenities of nearby residential properties.

10. The kitchen window in the ground floor side elevation facing Plot 4 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 first floor finished floor level. Thereafter, the said window shall be retained and maintained in the approved form.

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



Revisions:
 23 DECEMBER 2009 -HL- (REV. B)
 Added Jctty and claddings.
 08 January 2010 - 5C - (Rev. C)
 Minor joinery amendments.
 23 MARCH 2010 -HL- (REV. D)
 o/g Footprint & pitch reduced
 24 January 2012 -KDB- (Rev. E)
 Amendments to match clients
 drawings.
 30 January 2012 -KDB- (Rev. F)
 Amendments for order.
 7 Feb. 2012-Rev.F-KDB
 B'tregs and production compiled.
 FOR TIMBER FRAME ERECTION SITE
 QUERIES PLEASE PHONE
 KEVIN HOPTON 01767 676457

Checked by: KDB
 Date checked: 20/2/2012

Title:
 BESPOKE
 *** PLOT 3 ***

SHIRE-2342

Handling:
 LOUNGE RIGHT

Client Name:
 Waterloo Construction
 Ltd
 Milton Keynes

Scale:
 1:100
 Size: A3

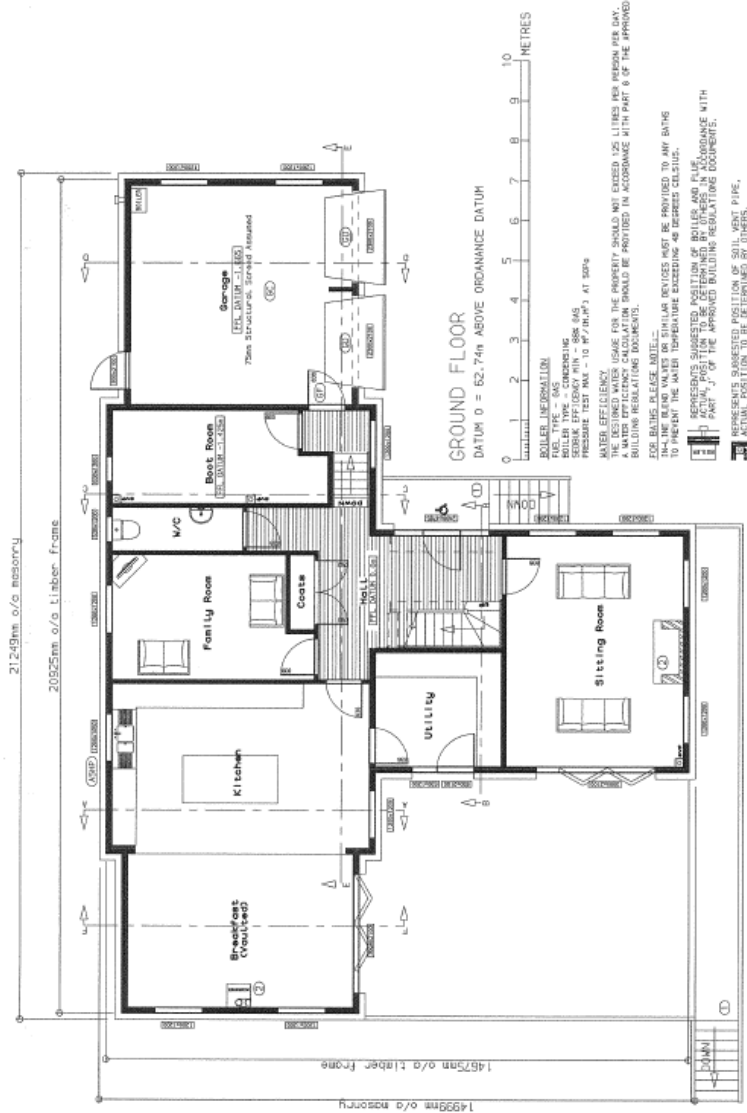
Job No:
 09-203
 Type: P
 Rev: F

Drawing No: 1

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GROUND FLOOR
 DATUM D = 52.74m ABOVE ORDNANCE DATUM

BOILER INFORMATION
 FUEL TYPE - GAS
 PRESSURE TEST MAX - 10 MP/750 PSI AT 50%
 PRESSURE TEST MIN - 88% GAS
 MINOR EFFICIENCY
 MAJOR EFFICIENCY
 ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED BUILDING REGULATIONS DOCUMENTS.
 FUEL BURNING RELEASE NOTE:
 THE BURNING VALVES OR SIMILAR DEVICES MUST BE PROVIDED TO ANY BATH TO PREVENT THE WATER TEMPERATURE EXCEEDING 48 DEGREES CELSIUS.
 ALL ACTING CONTRACTORS SHALL BE ADVISED TO REFER TO THE BUILDING REGULATIONS DOCUMENTS FOR THE ACTUAL POSITION TO BE DETERMINED BY OTHERS.
 PRINCIPLE ENTRANCE TO BE MOBILITY COMPLIANT
 ALL DIMENSIONS ARE IN MILLIMETRES.

- ① POSSIBLE POSITION OF AIR SOURCE HEAT PUMP IF REQUIRED.
- ② HALF HOUR SELF CLOSING FLUSH FIRE DOOR.
- ③ GARAGE DOOR & FRAME NOT SUPPLIED BY CLIMSPAN POTTON LTD. PROVIDER TO BE SUPPLIED BY OTHERS.
- ④ GARAGE CEILING TO HAVE HALF HOUR FIRE LINING CONSISTING OF 2 LAYERS OF 12.5mm PLASTERBOARD WITH ALL JOINTS STAGGERED, TAPPED & FILLED.
- ⑤ EXTERNAL STAIRS AND BALCONY AREA BY OTHERS.
- ⑥ GARAGE DOOR TO BE POSITIONED IN THE SUBSEQUENT WALL TO THIS DOOR.
- ⑦ CONNECTION AIR TO BE PROVIDED TO APPLIANCES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Revisions:
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 Added Jetty and Loadings.
 08 January 2010. - SC - (Rev. C)
 Minor joinery amendments.
 23 MARCH 2010. -HLJ- (REV. D)
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 Amendments for order.
 7 Feb. 2012-Rev.F-KDH
 B'regs and production compiled.

FOR TIMBER FRAME ERECTION SITE
 BESPOKE PLOT 3
 KEVIN POTTON 01767 879457

Checked by: KDB
 Date checked: 20/2/2012

Title: BESPOKE PLOT 3

SHIRE-2342

Handing: LOUNGE RIGHT

Client Name: WaterLoo Construction Ltd. Milton Keynes

Scale: 1:100 Size: A3

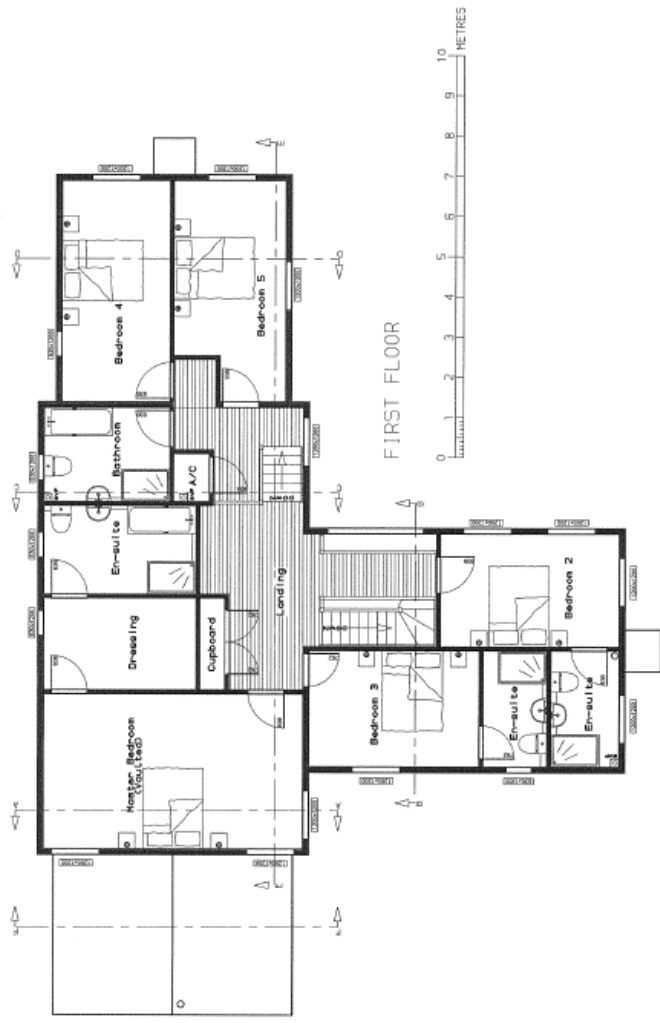
Job No: 09-203 Type: Rev: P F

Drawing No: 2

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 30 January 2012 -KDB- (REV F)
 Amendments for order.
 7 Feb 2012-Rev.F-K2H
 Brags and production compiled.
FOR TIMBER FRAME ERECTION SITE
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Checked by: KDB
 Date checked: 20/2/2012

Title:

BESPOKE
 *** PLOT 3 ***

SHIRE

Handing:
 LOUNGE RIGHT

Client Name:
WaterLoo Construction Ltd,
Milton Keynes

Drawn By: HLF
 Date: 7 DEC 2009

Scale: 1:100
 Size: A3

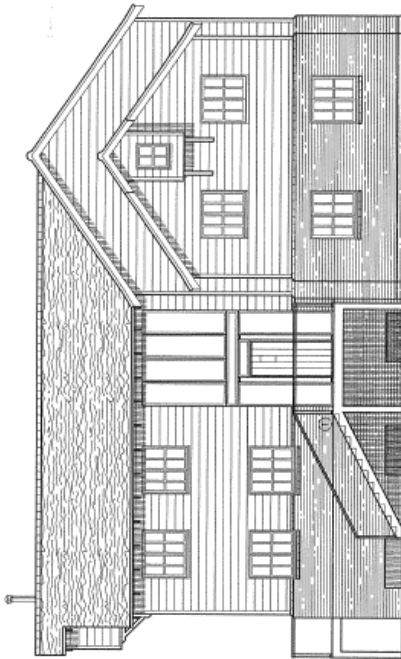
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 Revs: F

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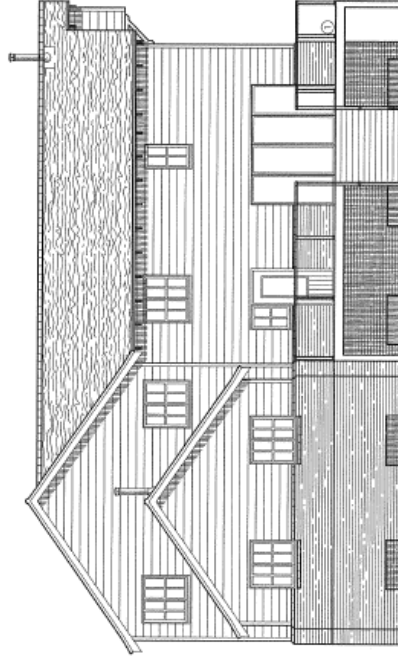
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FRONT ELEVATION



REAR ELEVATION

① ALL EXTERNAL DIMENSIONS (NOT BY POTTON LTD TO COMPLY WITH BUILDING REGULATIONS).



Revisions:
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**FOR TIMBER FRAME ERECTION SITE
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Checked by: KDB
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Title:
**BESPOKE
 *** PLOT 3 *****

SHIRE
 Handing: LOUNGE RIGHT
 Client Name:
**Water-Loo Construction
 Ltd.
 Milton Keynes**

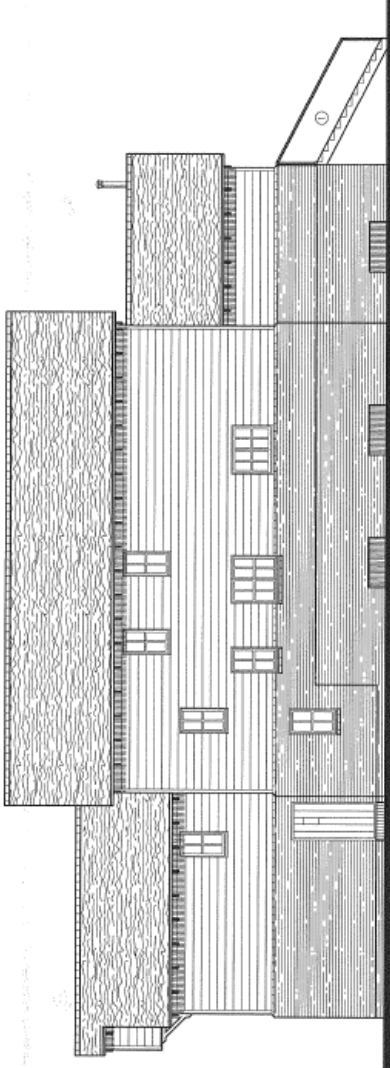
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Job No: 09-203
 Type: E2
 Rev: F
 Drawing No: 4

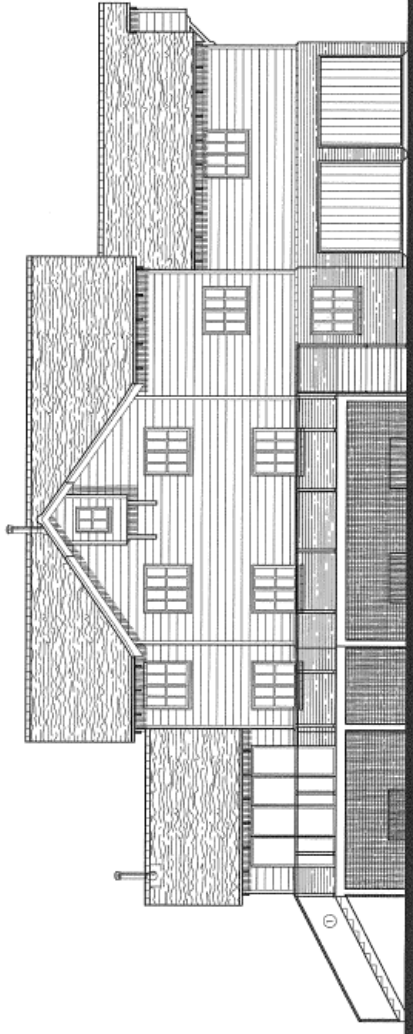
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SIDE ELEVATION



SIDE ELEVATION

① ALL EXTERNAL STAIRCASES MUST BE POTTON LTD. TO COMPLY WITH BUILDING REGULATIONS.



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 10/00111/FUL

Permission for erection of 5 detached dwellings and garages on 22.04.2010

10/01134/DISCON

Approval of details submitted pursuant to discharge of conditions 3-4, 6-10, 12 and 14-23 attached to planning application number 10/00111/FUL on 15.07.2010

10/02109/FUL

Amendments to planning permission 05/00797/FUL to include revised roof design, addition of porch, family room and building materials
PER 30.12.2010

12/00004/NMA

Permission for non material amendment to application 10/00111/FUL to move garage 1 metre away from boundary to adjacent plot; change roof material to grey metal corrugated; hand garage and car port relationship, addition of window to first floor south elevation of main house on 31.01.2012

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 Councils Archaeologists		
No representation received		
2.2 Environment Agency		
No representation received		
2.3 Parish - New Bradwell		
No representation received		
2.4 Conservation And Archaeology	Noted	
Does not consider that the proposal would have any significant adverse impact on the setting of nearby listed building.		

2.5 Highways Development Control

No representation received

2.6 Landscape Services Manager - Trees

No representation received

2.7 Internal Drainage Board

Noted at paragraph 3.1

Objects to the grant of permission on the grounds that the extension appears to be within the Board's statutory maintenance strip (9m from bank top). It is not clear that the advice given to the developer for the whole site in respect of flood plain compensation necessary for the entire development has been completed.

2.8 Ward - Wolverton - Cllr Miles

No representation received

2.9 Ward - Wolverton - Cllr Middleton

No representation received

2.1 Ward - Wolverton - Cllr Marland

0

No representation received

Local Residents

Noted. See para MKLP D1, D2 and 5.2 and 5.3 HE5

Three letters of objections have been received from the owner/occupiers of the adjacent properties as summarised below:

1. Proposal would have considerable impact on property 2 Willow Bank in particular and the whole site in general.
2. Loss of sunlight and overshadowing to No 2 Willow Bank.
3. Proposal would add bulk to the approved scheme and would be disproportionate to other buildings on the site.

4. Overlooking and loss of privacy from the window on the south facing kitchen wall.

Impact on the setting of nearby listed building.

5. Unnecessary and fussy additions to the façade by the addition of turret style windows at roof level.

6. Loss of view from the road towards the brook along to the willows and woodland due to the increased bulk of the building (rear extension).

3.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

3.1 Drainage of the site

The objection from Internal Drainage Board in respect of non-compliance with the advice to the developer on flood compensation measures is not a matter best dealt with by planning. The issue of the extension being within the Board's statutory maintenance strip (9m from bank top) is also a matter which ????. It is not clear that the advice given to the developer for the whole site in respect of flood plain compensation necessary for the entire development has been completed.