

ITEM 4(c)

Application Number: 20/01848/FUL

Description Raise height of existing roof, front porch extension, single storey side and rear extensions, and relocation of rear boundary wall to enclose parking area (part-retrospective)

At 64 Challacombe, Furzton, Milton Keynes, MK4 1DP

For Mr Marco Encarnacao

Statutory Target: 05 October 2020

Extension of Time: 23 November 2020

Ward: Bletchley West

Parish: Shenley Brook End & Tattenhoe Parish Council

Report Author/Case Officer: Sundas Shaban
Planning Officer

Contact Details: 07717148931
sundas.shaban@milton-keynes.gov.uk

Team Manager: Myles Joyce
Interim Development Management Manager
Myles.joyce@milton-keynes.gov.uk

1.0 RECOMMENDATION

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

2.0 INTRODUCTION

The Site

2.1 The application site comprises a bungalow located within a residential area in Furzton. The bungalow is attached to no.63 which is a two storey dwelling. The property is located on a corner plot. It retains its permitted development rights. It has a shared parking area to the rear with 2 no tandem parking spaces.

The Proposal

2.2 The applicant is seeking planning permission for the following:

- Raise height of existing roof by 1000mm
- Erection of a front porch extension measuring 1.2 metres (depth) x 2.2 metres (width) and standing at 2.5 metres in height

- Single storey side and rear wrap around extension with a side projection of 2.7 metres and a rear projection of 3 metres. They would have a flat roof standing at 2.6 metres in height
- Relocation of rear boundary wall to enclose parking area

2.3 The application is part-retrospective and majority of the works have been completed. At the last site visit the side/rear extensions appeared to have been erected with only doors/windows left to be installed. The front porch extension has also been erected but the roof was yet to be installed. The external materials match the existing dwelling.

Reason for referral to committee

2.4 The application has been referred to Development Control Panel by Bletchley West Ward Councillor Mick Legg who objected to the proposal on grounds of the size and scale of the extensions and the impact on the amenity and light of the adjoining neighbours property.

Scope of debate/decision

2.5 This application proposal is a full planning application and so all material planning matters 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 3 – Plan-making

Section 4 – Decision-making

Section 12 - Achieving Well-Designed Places

The Development Plan

3.2 Neighbourhood Plan

There is no neighbourhood plan for the area.

3.3 Plan: MK (March 2019)

Policy D1 - Designing a High Quality Place

Policy D2 - Creating a Positive Character

Policy D3 - Design of Buildings

Policy D5 - Amenity and Street Scene

Policy CT10 - Parking Provision

3.4 Supplementary Planning Documents/Guidance

New Residential Development Design Guide (April 2012)
Parking Standards SPD (January 2016)

3.5 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.

3.6 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

20/00608/PREHSE
Side and rear extension and boundary walls
CLO – 02/04/2020

20/00757/FUL
Side and rear extension and internal alterations and boundary wall changes
WDN – 07/04/2020

20/00920/FUL
Side and rear extension with internal works. External boundary wall and car parking added (Resubmission of 20/00757/FUL) (part retrospective)
WDN – 2/06/2020

20/01154/FUL
Raising of the existing roof pitch by 1000mm
APPRET – 16/07/2020 – returned as invalid late in the process due to the submitted plans not reflecting what had been done on the site.

5.0 **CONSULTATIONS AND REPRESENTATIONS**

5.1 Shenley Brook End & Tattenhoe Parish Council

Our comments, reference planning applications 20/00920/FUL and 20/01154/FUL still stand, and should be taken into consideration with this latest planning application. This work appears to be nearly complete. We wholeheartedly support the residents' objections and request the MK enforcement officer, proceeds to pursue the advised request to stop this building work, as previously given to the applicant, but which we

believe has been ignored, until such time as they can re visit the site and check the building work, to ensure it conforms to the current submitted plans. We believe that it is not acceptable for retrospective permission to be granted until all conditions have been completed.

5.2 Cllr Long – Bletchley West Ward

“I have some concerns that the application will impact adversely on neighbours and will make the property stand out in the close. I support the parish council objections to this application.”

5.3 Cllr Legg – Bletchley West Ward (Member of DCC/DCCP)

Objection due to the size and scale of the extensions and the impact on the amenity and light of the adjoining neighbours property. Requests the application be heard by the development control panel.

5.4 Cllr Townsend – Bletchley West Ward

No comments received.

5.5 MKC Highways Officer

No objections subject to conditions re the access being altered as per the approved drawings and that the parking area shown on the approved drawings is constructed, surfaced and permanently marked out.

5.6 Neighbour/ Third Party Representations

A number of objections have been received from nearby neighbours. The material planning considerations are summarised below:

- Objection due to the negative impact on the street scene.
- The boundary wall has been moved onto the shared parking area which has reduced the neighbours parking space
- Raising the roof will allow views from the roof into our bathroom window
- The measurements on the submitted plans are incorrect.
- The new rear extension has greatly reduced sunlight to the rear of our home and is bordering our fence and is nothing more than an eyesore when viewed from our back door and is a metre or less from our property.
- The rear boundary wall in the parking area has been moved, leaving a width of only 2 metres (previously 2.5 metres).
- There is no clear reason to raise the roof except to allow the possibility of a loft conversion to create another room or two, making this a 3 or 4 bedroom property.

In addition the following non-material planning objections have been raised:

- The development has caused a great deal of stress
- The development will require the removal of tiles from the side of the neighbours house

6.0 MAIN ISSUES

- Design and impact on the character and appearance of the area
- Impact on Residential Amenity
- Parking & Highway implications
- Other matters

7.0 CONSIDERATIONS

Design and impact on the character and appearance of the area

- 7.1 Section 12 of the National Planning Policy Framework (NPPF) highlights that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that development, amongst other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 7.2 Policy D1 of Plan: MK states that development proposals will be permitted if they respond appropriately to the site and surrounding area. It should provide active frontages with defined private areas. Soft and hard landscaping should be provided to soften the streetscape and to continue the green character of Milton Keynes, enhancing the quality of the public realm. Policy D2 states that the layout, scale, boundary treatments and landscaping of the development exhibits a positive character and is locally inspired. Where there is no positive built form character in the surrounding area, new development should be designed to create its own distinctive character or sense of place using existing site features. The design must allow for visual interest through the careful use of detailing. Policy D3 focuses on the appearance of the buildings and that they must contribute to the enhancement or creation of a positive character for the development with forward thinking and distinctive architecture incorporated. It states that buildings as proposed should be of an appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. In addition, the building's form, massing and facade elements all contribute to the character of the site and create visual interest.
- 7.3 The proposal involves single storey wrap around side and rear extensions, a front porch extension, raising the height of the existing roof by 1000mm and relocating the rear boundary wall to enclose the parking area. Objection have been received from neighbours and Shenley Brook End & Tattenhoe Parish Council due to the negative impact on the street scene. The concerns raised are noted and it is accepted that the proposed changes do significantly alter the overall appearance of the site. However, it should be noted that as a fall back, some aspects could be carried out under permitted development allowances. The front porch extension meets the permitted

development criteria under Part 1. Class D of Schedule 2 of the General Permitted Development Order.

- 7.4 The wraparound side and rear extensions are clearly visible from the public realm given the corner plot location of the dwelling. The footprint of the extensions are considered acceptable and would not dominate the site or the existing bungalow. The eaves of the extensions sit slightly higher than the eaves of the existing bungalow, making the extensions appear more prominent. This was done to achieve the required headroom internally. However, on balance this is acceptable as it doesn't result in any materially adverse impact in the overall context of the site. Furthermore, the use of matching external materials ensures that the extensions are not at odds with the existing bungalow.
- 7.5 The front porch whilst quite prominent is not out of place within the context of the development. In addition, it would also be allowed under Part D of Part 1 of the GPDO as it is less than 3 square metres, less than 3 metres in height and located at least 2 metres from the highway boundary. As such it is considered on balance acceptable
- 7.6 Moving the rear boundary wall approximately 2.5 metres to enclose the parking area at the rear of the site is not considered to significantly alter the overall appearance of the site. The materials used in the construction of the wall match the existing house therefore it is not at odds with the rest of the site. As such this aspect is considered acceptable.
- 7.7 The proposed works to raise the roof by 1000mm are considered to be fairly minor. Although, it would change the pitch of the roof, it is not considered to result in any significant changes to the appearance of the site and would not therefore result in any unacceptable impact on the street scene.
- 7.8 Given the above the proposed development is on balance considered acceptable, in accordance with the NPPF and Policies D1, D2, D3, DS5 of Plan: MK.

Impact on Residential Amenity

- 7.9 D5 of the Adopted Plan: MK (2019) seeks to ensure that development proposals do not cause an adverse impact on residential amenity. It also seeks to ensure new development is not overbearing upon existing buildings and open spaces. It requires all proposals to create and protect a good standard of amenity for buildings and surrounding areas, and in particular should ensure: the levels of sunlight and daylight within buildings and open spaces, and garden areas in particular, are satisfactory; a reasonable degree of privacy to new and existing private living space and the main private garden area, with overlooking limited to an acceptable degree; new development is not overbearing upon existing buildings and open spaces.
- 7.10 The proposed rear extension reduced the depth of the rear garden from 8.5 metres to 5.5 metres. The Residential Design Guide requires garden depths of at least 10 metres for family dwellings. The site as existing does not meet this requirement and the proposed rear extension would further reduce the depth. However, the garden has a width of approximately 9.5 metres therefore there would be approximately 52

square metres of amenity space retained. This is considered sufficient for a 2 bedroom dwelling.

- 7.11 Objections have been raised due to concerns that the rear extension would reduce sunlight to the rear of the attached neighbour and raising the roof height would allow views from the roof into the attached neighbour's bathroom window. The concerns raised are noted, however, in this instance it is not considered that the proposed development would result in any unacceptable impact on the amenity or privacy of the attached neighbour to the north-east at no.63.
- 7.12 The proposal to increase the ridge height of the existing roof by 1000mm is considered to be fairly minor and would not significantly change the relationship with the attached neighbour, especially given the fact no.63 is a two storey dwelling and the application site would still sit significantly lower than this neighbour. As such the impact on neighbouring amenity is considered negligible as the proposed works would not increase overshadowing on this neighbour or result in any overbearing impact. With regards to concerns raised about potential views into this neighbour's bathroom window, it is unclear which window the neighbour is referring to. However, as highlighted by the neighbour, the window serves a bathroom therefore any impact on this would be accepted in any case as it does not serve a primary habitable room.
- 7.13 With regards to concerns that the proposed rear extension would reduce sunlight at the rear of the attached neighbour's property, the proposed extension would have a rear projection of 3 metres and stand at 2.6 metres in height, sitting close to the shared boundary with the attached neighbour at no.63. The scale and height of the proposed development is not considered to have a materially adverse impact on the residential amenities enjoyed by the adjoining properties.
- 7.14 The front porch extension would have a depth of 1.2 metres and stand at 2.5 metres in height. The adjoining property is set forward from the application site by approximately 2.4 metres therefore the proposed porch would not extend beyond this neighbour's front elevation. There are no windows in the side elevation of no.63 facing the application site therefore the impact on this neighbour is negligible.
- 7.15 The only other immediate neighbour is to the rear at no.65 Challacombe. The proposal would move the rear boundary wall approximately 2 metres closer to this neighbour. However, the wall would be sited adjacent to this neighbour's parking area/front garden but still be located a significant distance from this neighbour's nearest elevation and thus is not considered to result in any materially adverse impact on its residential amenity. The proposed front porch would not be visible to this neighbour as it would be blocked by the existing house. The side/rear extensions would be located some 12 metres from this neighbour's nearest elevation (side). Given the single storey nature of the proposed extensions this separation distance is considered to be acceptable, as in any case the guidance distance set out in the Residential Design Guide for side to rear is 13.7 metres measured at first floor level. The proposed increase in the ridge height of the existing roof is considered to be minor and given the relationship and separation distance to this neighbour it would not result in any overbearing impact.

- 7.16 Given the above it is considered that the proposed scheme would not result in any unacceptable impact on the residential amenity of neighbouring properties in terms of overbearing impact, unacceptable overshadowing or loss of privacy. As such it accords with Policy D5 of Plan: MK.

Parking & Highway implications

- 7.17 Policy CT10 within Plan: MK states that all development proposals should meet the Council's full parking standards and that on-site parking should not be reduced below the Council's full expectations if the proposal would increase pressure in off-site parking.
- 7.18 The proposed development would create an additional bedroom in the property, increasing to 2no bedrooms. The Council's Car Parking Standards require 2no off street car parking spaces to serve the site. The submitted plans show 2no tandem spaces provided, enclosed by a boundary wall. While these spaces do not meet the required dimension in terms of width, the existing parking spaces for the application dwelling, are under the required dimension as existing. Therefore, it is considered that the proposed placement of the boundary wall does not make the arrangement any worse than existing. In addition, although the tandem arrangement is not ideal, this meets the current parking standards.
- 7.19 Neighbours have raised concerns that the proposed relocation of the boundary wall would reduce the neighbours parking area. It is noted that a width of 3 metres is required under the current parking standards where the parking space is adjacent to a wall. The Council's Highways Authority Officer has not raised any objections to the proposed scheme subject to the parking being provided as per the submitted plans and a condition requiring the dropped kerb to be extended. The concerns raised by neighbours are noted, however, the parking arrangements for the neighbour would not be significantly different to the current arrangement, which are . The neighbour would be left with the same amount of parking space as existing therefore there would be sufficient space retained for the two neighbours parking spaces to be used (approximately 5.3 metres in width between the two). As such the remaining width of 5.3 metres complies with the required dimensions, which is considered, on balance, acceptable.
- 7.20 Given the above the scheme would accord with the current parking standards and accord with the Milton Keynes Parking Standards SPD (2016) Policy CT10 of Plan: MK and the Milton Keynes Parking Standard SPD.

Other matters

- 7.21 One neighbour has stated that the development has been stressful for them. The concerns are noted however unfortunately this is not a material planning consideration.
- 7.22 One neighbour and the Parish Council have raised concerns that the measurements on the submitted plans are incorrect. The concerns are noted, however, the plans appear to measure correctly. In addition, the Enforcement Officer, who has been out

on site, has not highlighted any inaccuracies. The only inaccuracy found was a missing window on the front porch. The drawings have been amended to include this.

- 7.23 Shenley Brook and Tattenhoe Parish Council has raised objections to the scheme on grounds of the loss of recreation space. The parking area to the rear of the site which has been enclosed is not recreation land. It is within private ownership of the applicant.
- 7.24 Concerns have been raised that there is no clear reason for raising the roof except to allow the possibility of a loft conversion to create another room or two, making this a 3 or 4 bedroom property. The attached neighbour raised concerns that this will require the removal of tiles from the side of their house." The concerns are noted, however, the current proposal does not include conversion of the loft. A condition will be appended removing permitted development rights to prevent further development on the site without planning permission. With regards to removing tiles from the neighbours side to allow the roof works to be carried out the concerns are noted, however this is a civil matter and not something planning permission can be resisted based on. However, an informative will be placed on the decision notice advising the applicant to refer to the Party Wall Act.

8.0 CONCLUSIONS

- 8.1 The proposal is found to be in accordance with development plan policies and it is therefore recommended that planning permission is granted subject to conditions.

9.0 CONDITIONS

1. The development hereby approved shall be carried out in accordance with the following drawings:
 - Proposed floor plans DN-02 Rev 3, received 15/10/2020
 - Proposed elevations DN-01 Rev 3, received 15/10/2020
 - Site location and block plans BR-000 rev2, received 10/08/2020

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (England) Order 2015.

2. Within three months from the date of this decision notice the means of access shall be extended and constructed in accordance with Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered thereafter.

Reason: In order to provide a satisfactory access for the proposed dwelling and to minimise danger, obstruction and inconvenience to users of the highway, in accordance with Policy CT10 of Plan: MK.

3. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be 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 thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway, in accordance with Policy CT10 of Plan: MK.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no windows (including roof lights and dormer windows) under Class B or Class C of that Order shall be formed within the roof space of the development hereby permitted without the specific grant of planning permission from the Local Planning Authority.

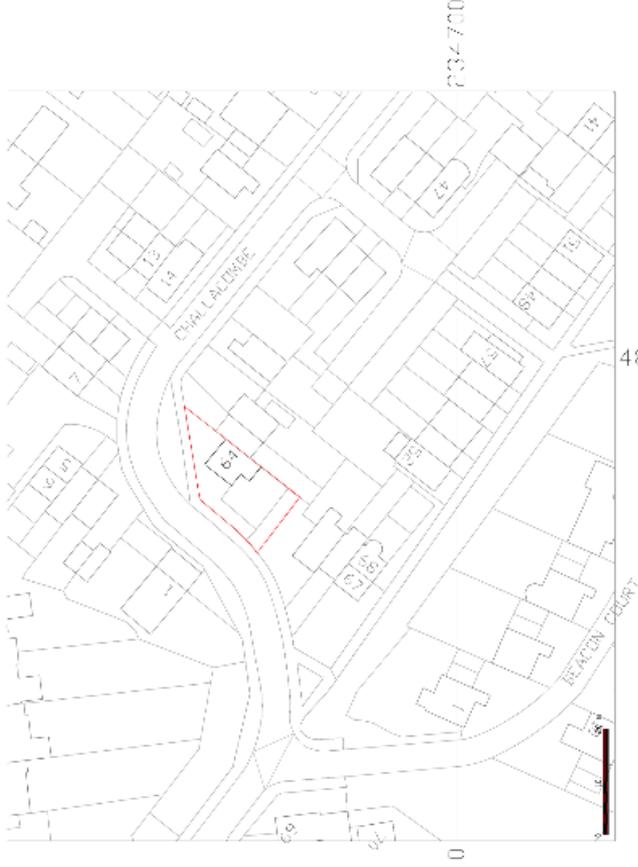
Reason: To retain control over the loft space being converted to create additional bedrooms which may increase the parking requirement for the site and to avoid harm being caused to the amenity of the area and on the amenity of adjoining residential occupiers in accordance with Policy D4 and CT10 of Plan: MK (2019).

Informative

1. Please note if any of the works require access to or impact the neighbouring property, permission will be required from the property/land owner.

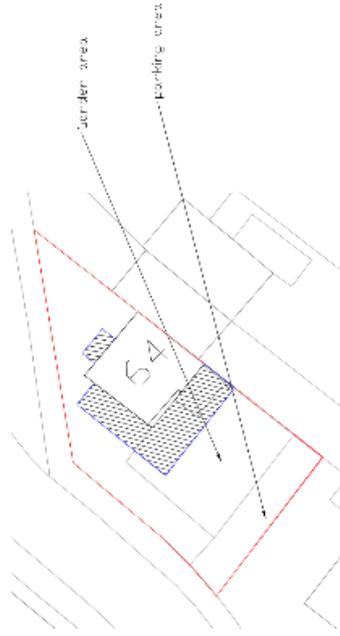


Location plan 1:1250 @ A1

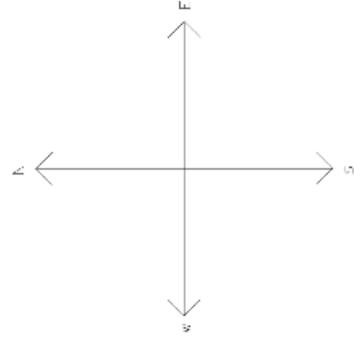


Block plan 1:500 @ A1

Area of property in red
outline



Site plan 1:200 @ A1 Proposed



Location plan : 1:1250 @ A1
Block Plan : 1:500 @ A1
Site Plan : 1:200 @ A1

54 Chalcombe
Milton Keynes
MK4 1JF
4/03/2023, RCP, BR-300, RF V2

Drawn: 02/03/2023



David Nicholson Design Ltd

15 Statham place
Milton Keynes
MK6 2HB



ALL CONSTRUCTION TO BE COMPLETED BY 15/08/2024.
 ALL WORK TO BE COMPLETED BY 15/08/2024.
 ALL WORK TO BE COMPLETED BY 15/08/2024.

JOB DESCRIPTION:
 Proposed New REAR Extension
 Internal alterations to:
 G4 Charcoalbb
 with
 MK4 DP

CLIENT:
 Mr Marco Pereira Da Costa

PLAN DESCRIPTION:
 Existing plans
 Proposed plans



DAVID NICHOLSON DESIGN
 10/10/2024
 10/10/2024
 10/10/2024

SCALE:
 1:100 Plans
 1:50 Elevations
 1:10 Sections
 1:10 Details

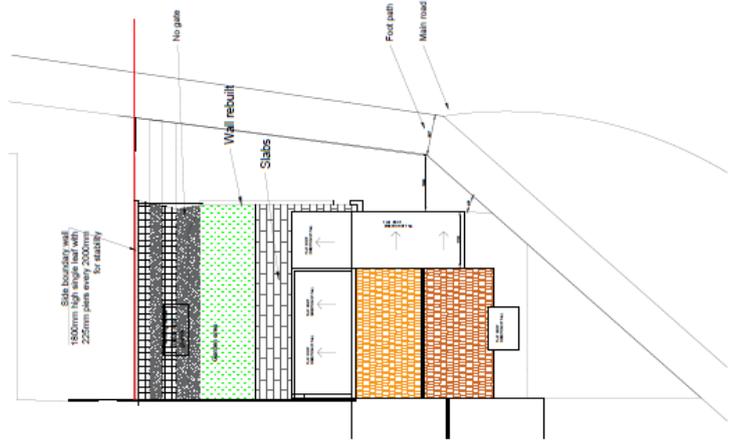
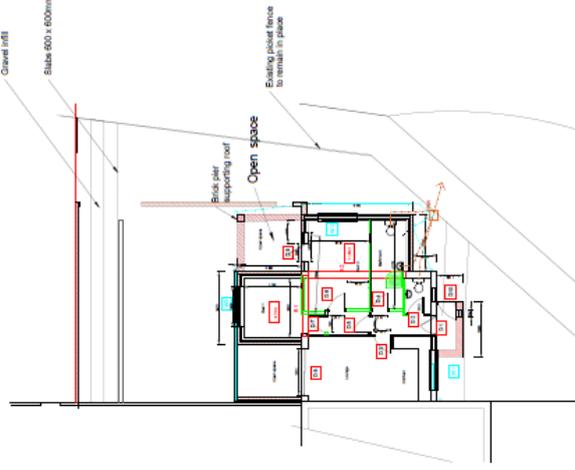
DATE:

COMMENTS:
 Planning Issue
 Floor plans changed to include the covered
 area. All work to be completed by 15/08/2024.
 All work to be completed by 15/08/2024.

DRAWING No:
 DA-24-RE-13

ISSUED BY:
 DN

DOOR SCHEDULE	
1	1000 x 2000
2	1000 x 2000
3	1000 x 2000
4	1000 x 2000
5	1000 x 2000
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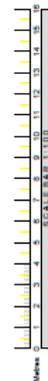
Proposed Layouts

Proposed Layouts 1:50

NOTES:
INTERNAL ALTERATIONS:

- 1: Gable end wall removed and steel beam inserted
- 2: New stud walls as shown to give a new internal layout.
- 3: New kitchen units in same location as before
- 4: New bathroom formed
- 5: New window formed
- 6: Existing front door to remain. New rear door D9
- 7: New porch D10

Proposed roof plan





ALL DIMENSIONS TO BE CHECKED ON SITE
 DIMENSIONS TO BE CHECKED ON SITE
 DIMENSIONS TO BE CHECKED ON SITE
 DIMENSIONS TO BE CHECKED ON SITE

JOB DESCRIPTION:
 Proposed New REAR Extension
 External alterations to:
 84 Chalkcomb
 Milton Keynes
 MK4 1JF

CLIENT:
 Mr Marco Pirella De Enzo

PLAN DESCRIPTION:
 Existing plans
 Proposed plans



DAVID NICHOLSON DESIGN
 ARCHITECTS
 100-102
 100-102
 100-102

SCALE:
 1:50 Plans
 1:50 Elevations
 1:50 Sections
 @ A1

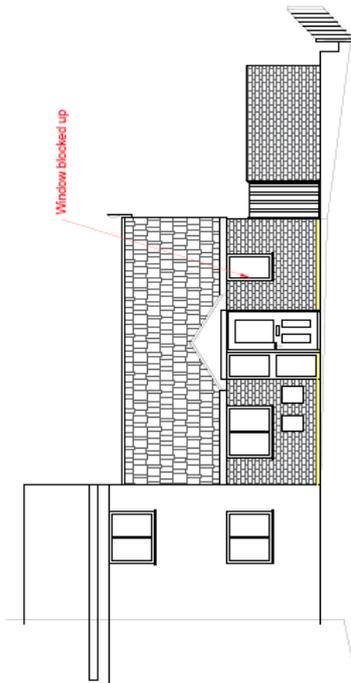
DATE:

COMMENTS:
 Planning Issue
 Please refer to the planning application for the correct
 details. The drawings are subject to change.
 All work to be done in accordance with the
 approved planning application.

ISSUES:

DRAWING No:
 EN-21 REV 0

DRAWN BY:
 DN



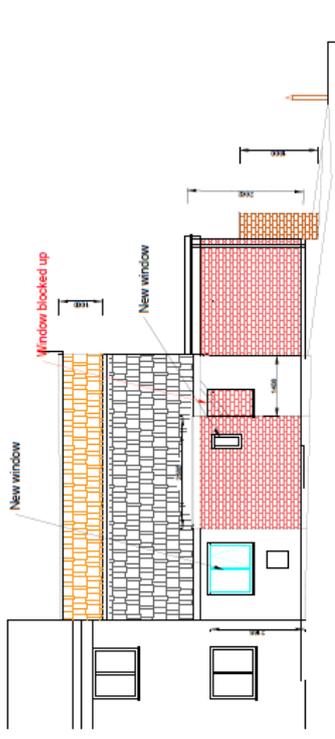
Existing Front elevation
 1:50 scale @ A 1

Notes:
 Extension to rear of house and internal alterations.
 External alterations.

- 1: Car parking to be walled off space for Existing car
- 2: Timber picket fence remains on boundary
- 3: Rear Extension replaces the existing conservatory Side extension adds space to bedrooms and bathroom
- 4: Internal layouts changed as plan.

EXTENSIONS:

- 1: Foundations 1000mm x 600mm deep with trench fill Gen1 concrete.
- 2: Walls to DPC twin leaf brick and block work 300mm wide engineering bricks below dpc.
- 3: Floor slab hair core DPM and 100mm concrete slab with 100mm insulation and 75mm final screed.
- 4: Walls to roof in matching brick and block work.
- 5: New UVPC brown windows as shown.
- 6: Flat roof joists to rear with firings to give correct fall. Built up felt roof with warm roof insulations falling to rear guttering.
- 7: Side extension to have timber joists matching soffit and fascia board with Built up flat roof design.
 Open spaces to rear to have flat roof carried over to give protection from the rain.

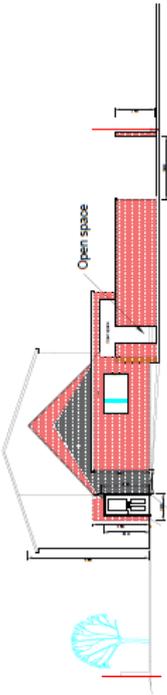


Proposed Front elevation
 1:50 scale @ A 1

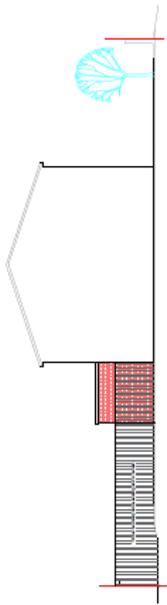
EXTERNAL CAR PARK AND BOUNDARY WALL:

- 8: Surface water: to discharge into soakaways as shown
- 9: Foul water drain connected to existing system via manhole.
- 10: Internal finishes:
 10:1: New timber skirting boards to match
 10:2: New internal floors and frames as shown
 11: Heating: Extend existing system to give heating to new areas via radiators.
 12: Boilers relocated to attic space.
 12: Electrics new design and all to Part P.

- New patio as shown
- Existing picket timber fence to remain as boundary marker
- Car parking to be gravel or other suitable permeable layer on hardcore



Proposed Side elevation
 1:100 scale @ A 1



Proposed Side elevation
 1:100 scale @ A 1



A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Shenley Brook End & Tattenhoe Parish Council

“Our comments, reference planning applications 20/00920/FUL and 20/01154/FUL still stand and should be taken into consideration with this latest planning application, along with our comments below.

This work appears to be nearly complete. We wholeheartedly support the residents’ objections and request the MK enforcement officer, proceeds to pursue the advised request to stop this building work, as previously given to the applicant, but which we believe has been ignored, until such time as they can re visit the site and check the building work, to ensure it conforms to the current submitted plans.

We believe that it is not acceptable for retrospective permission to be granted until all conditions have been completed.”

Comments received on 28/05/2020 for application reference 20/01154/FUL

The development is overbearing in a confined space and by virtue of the scale, bulk and massing of the proposed extension, would undermine the amenities of the neighbouring resident by virtue of the loss of light within habitable room windows. The new rear building has had a significant impact to sunlight into the neighbour’s garden. We are also concerned by the loss of recreation space within the development. The boundary wall planned on the existing drive will make parking and manoeuvring difficult. (Noted by Highways). In addition, the drawings do not accurately represent what has already been build. The height of the new rear extension and front porch have both been built above the original gutter line. We support the residents’ objections and request the MK enforcement officer, proceeds to pursue the advised request to stop this building work until such time as they can re visit the site and check the building work, to ensure it conforms to the current submitted plans.

A1.2 Cllr Long – Bletchley West Ward

“I have some concerns that the application will impact adversely on neighbours and will make the property stand out in the close. I support the parish council objections to this application.”

A1.3 Cllr Legg – Bletchley West Ward (Member of DCC/DCCP)

“As ward member I wish to object on the size and scale of the extension and the impact on the amenity and light of the adjoining neighbours property.

Could I also ask that the application be heard by the development control panel please”

A1.4 Cllr Townsend – Bletchley West Ward

No comments received.

A1.5 MKC Highways Officer

"I have no objections to planning permission being granted subject to the following conditions:

1. Prior to the initial occupation of the development the means of access shall be altered in accordance with the approved drawing and constructed in accordance with Milton Keynes Council's guide note " Residential Vehicle Crossing Details" and shall be retained as altered thereafter .

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of access.

2. Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be 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 thereafter.

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

A1.6 Neighbour/ Third Party Representations

A number of objections have been received from nearby neighbours. The material planning considerations are summarised below:

- Objection due to the negative impact on the street scene.
- The boundary wall has been moved onto the shared parking area which has reduced the neighbours parking space
- Raising the roof will allow views from the roof into our bathroom window
- The measurements on the submitted plans are incorrect.
- The new rear extension has greatly reduced sunlight to the rear of our home and is bordering our fence and is nothing more than an eyesore when viewed from our back door and is a metre or less from our property.
- The rear boundary wall in the parking area has been moved, leaving a width of only 2 metres (previously 2.5 metres).
- There is no clear reason to raise the roof except to allow the possibility of a loft conversion to create another room or two, making this a 3 or 4 bedroom property.

In addition the following non-material planning objections have been raised:

- The development has caused a great deal of stress
- The development will require the removal of tiles from the side of the neighbours house