

Conversion of house and annexe into two self-contained dwellings**AT 15 William Smith Close, Woolstone, Milton Keynes****FOR Mr David Arnold****Target:** Extension of time until 24th October 2016**Ward:** Campbell Park And Old
Woughton**Parish:** Campbell Park Parish Council**Report Author/Case Officer:** Paul Keen**Contact Details:** 01908 253239 paul.keen@milton-keynes.gov.uk**Team Leader:** Debbie Kirk Development Management Manager (South East Team)**Contact Details:** 01908 252335 Debbie.Kirk@milton-keynes.gov.uk**1.0 INTRODUCTION***(A brief explanation of what the application is about)*

The main section of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultee responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public Access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.

- 1.1 The application is referred to the Development Control Panel for determination due to objections raised by Bow Brickhill Parish Council and the number of neighbour objections received.

1.2 The Site

No. 15 William Smith Close contains a two storey five bedroom detached (linked) house located on the northern side of the road on a corner plot. It has one parking space to the front and a gated parking area to the western side, accessed off a cul de sac serving 4 dwellings.

The northern and western boundaries are abutted by residential development. The western boundary is boarded by a road serving a cul de sac beyond which lies 7 – 13 (odds) William Smith Close. Opposite lies dwelling houses.

1.3 The Proposal

Planning permission is sought for the existing attached annexe, originally granted planning permission under reference MK/903/96, to be used as a separate independent dwelling unit, to provide a total of two dwelling houses on the site. This was also granted planning permission under reference 10/00002/FUL, for the conversion of the existing house and annex into two self-contained dwellings. Planning permission was also granted under reference 13/00172/FUL for the renewal of planning permission 10/00002/FUL. These permissions were never implemented and are no longer extant.

Vehicular access and parking for one car for Dwelling 2 is proposed to be to the rear of the property accessed to the rear garden area through existing double gates and existing hardstanding within the fence/wall which runs along the western boundary of the site.

A fence will divide the two areas of private amenity space to the rear of the Dwelling 2 to provide separate gardens for both properties. The car parking space in front of the existing property is to be used for Dwelling 1.

Dwelling 1 would have three bedrooms, whereas Dwelling 2 would have one bedroom. The proposal would lead to a net loss of one bedroom on the plot (and when compared to what was previously approved). No extensions or external alterations are proposed to either dwelling.

Changes when compared to the previously approved application 13/00172/FUL include:

- Removal of one bedroom from Dwelling 2
- Removal of additional parking space and vehicular access alterations from the scheme.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework (2012)

Paragraph 14 – Presumption in favour of sustainable development
Section 7 – Requiring Good Design

2.2 Local Planning Policy

Milton Keynes Core Strategy (2013)

CSA Presumption in favour of sustainable development
CS13 Ensuring High Quality, Well Design Places

Milton Keynes Local Plan 2001 – 2011(Saved Policies):

D1– Impact on Development Proposal on Locality

D2 – Design of Buildings

T15 – Parking Provision

Supplementary Planning Documents:

Parking Standards (2016)

New Residential Development Design Guide (2012)

3.0 MAIN ISSUES

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

- 3.1
- The principle of two residential dwellings on the site
 - Character and appearance
 - Impact on neighbouring residents and the standards of living environment for the future occupants of the development
 - Highway safety and parking standards

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 in section 6 of this report.

5.0 CONSIDERATIONS

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

5.1 The principle of two residential dwellings on the site

Planning permission has previously been granted under references 10/00002/FUL and 13/00172/FUL for the use of the annexe as an independent residential unit. These permissions have not been implemented and are no longer extant. However there have been no significant changes in national or local policies since the previous planning permissions which would render the principle of the proposed use unacceptable and there have been no changes in circumstances relating to the application. The site is considered to be located within a sustainable location and so the principle of the building being subdivided into two separate dwellings is supported and further endorsed by National Policy.

- 5.2 When determining this application it will be necessary to consider the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the

proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

Paragraph 49 of the National Planning Policy Framework states that:

'Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'

In this regard, it has been accepted by the Council that it is currently unable to demonstrate a five-year supply of deliverable sites and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework to consider the submitted application. Paragraph 14 states that:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'.

For decision taking this means that here the development plan is absent, silent or relevant policies are out-of-date the Council should grant permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

5.3 However, in accordance with paragraph 14 above, any development also needs to be considered against other national and local planning policies and demonstrate that any adverse impacts would not significantly and demonstrably outweigh the benefits. These are discussed in more detail below.

5.4 Character and appearance

Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 – 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area.

5.5 As mentioned, no extensions or external alterations are proposed to the existing building. Other alterations to the layout including the subdivision of the site, would not have a significant impact on the character and appearance of the area. As previously considered under the 2010 and 2013 planning

permissions, the new fence to subdivide the site, and subsequent new layout, would not be out of keeping with the character and appearance of the area.

5.6 Furthermore, planning permission (under references 10/00002/FUL and 13/00172/FUL) was previously granted for the proposed subdivision of the existing dwelling and annexe into two separate self-contained dwelling houses, and the appearance of the scheme was considered to be acceptable. This is not proposed to be changed as part of this current scheme. As there have been no changes in circumstances since the previous planning permissions in this respect, the proposed development would accord with policy saved Policy D2 of the Milton Keynes Local Plan 2001 - 2011.

5.7 Impact on neighbouring residents and the standards of living environment for the future occupants of the development

Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001 – 2011 requires that planning permission will be refused for development that would be harmful for the reason of unacceptable visual intrusion or loss of privacy, sunlight and daylight.

5.8 No new extensions, windows or other openings are proposed when compared to the existing situation.

5.9 As planning permission (under references 10/00002/FUL and 13/00172/FUL) was previously granted for the subdivision of the existing dwelling and annexe into two separate self-contained dwelling houses, it was not previously considered that the development would cause harm to the residential amenities of the occupiers of the adjacent residential properties. As there have been no changes in circumstances since those previous planning permissions in this respect, the proposed development would accord with policy saved Policy D1 (iii) of the Milton Keynes Local Plan 2001 - 2011.

5.10 In terms of standards of living environment for the future occupants of the two separate dwellings, section 7 of the National Planning Policy Framework and the New Residential Design Guidance Supplementary Planning Document seeks to ensure good quality design in new residential developments that provides for a quality living environment.

5.11 In order to comply with the New Residential Design Guide Supplementary Planning Document, private amenity space should be provided within the curtilage of the separate unit which will allow space for bin storage, drying area (unless provision is made within the new residential unit) as well as space for a small table and chairs. The bin storage area needs to be a minimum of 1.75 square metre to accommodate a variety of waste and recycling containers needed to serve the additional unit and possibly drying area.

5.12 As the current proposal is the same as the one previously granted permission (13/00172/FUL) it is considered that the current proposal does provide sufficient amenity space and bin storage to serve the additional residential

unit as well as the existing property and would comply with Section 7 of the National Planning Policy Framework in terms of quality living space and the New Residential Design Guidance Supplementary Planning Document.

Highway safety and parking standards

5.13

No alterations are proposed to the existing access arrangement to either the frontage or side of the existing site. The previously approved scheme (13/00172/FUL) proposed some internal changes to the parking arrangement and access for parking to Dwelling 2, but this is no longer proposed under the current proposed application. No alterations are required.

5.14

In terms of parking standards, saved policy T15 of the Milton Keynes Local Plan 2001 - 2011 requires new development to meet the parking standards and saved policy D1 (vi) requires development to have adequate access and vehicle manoeuvring space within the site. Since planning permission was granted under reference 13/00172/FUL for the subdivision of the existing house into two separate self-contained dwelling houses the Council has adopted the Milton Keynes Parking Standards Supplementary Planning Document (January 2016) which identifies Woolstone as being sited within Zone 3 where for 2 and 3 bed dwellings 2 spaces + 0.25 unallocated space should be provided and for 1 bed dwellings 1 space + 0.33 unallocated space should be provided. All parking spaces should be at least 5 metres x 2.5 metres and under the Parking Standards Supplementary Planning Document, garages are not counted as parking spaces as they are invariably used for domestic storage purposes.

5.15 The parking space to the rear of Dwelling 2 is acceptable in terms of its location, number and size to serve a one bedroom property.

5.16

Only one space in front of Dwelling 1 would be provided (three bedroom dwelling). This would be below the current maximum car Parking Standards 2016. However, this is the same amount of parking provided for this property under the previously approved planning permission reference 13/00172/FUL. The current proposal also has one less bedroom than the existing dwelling and situation approved under reference 13/00172/FUL. It is also important to note that the parking standards requirements are the same as they were under reference 13/00172/FUL. The Highways Engineer did not object under reference 13/00172/FUL due to no greater occupancy and overall impact than the existing situation. Considering that the site is in a relatively sustainable location with on street parking available, there is no evidence or reason to come to a different view on the matter when compared to what has previously been considered acceptable in planning terms. Reduced parking provision is considered acceptable in this case.

5.17

Whilst the proposal would not strictly accord with maximum standards set out in saved Policy T15 of the Milton Keynes Local Plan 2001 – 2011 or the Parking Standards Supplementary Planning Document in terms of number of parking spaces, it is considered that there has been no change in

circumstances in this respect since the previous planning permission reference 13/00172/FUL for a similar (but greater occupancy) proposal were approved.

5.18 By reducing the number of bedrooms for Dwelling 2 from two to one, would generate less need for parking than previously considered to be acceptable under previous planning permission reference 13/00172/FUL in any case.

5.19 Conclusion

In conclusion, the development is supported as planning permission reference 13/00172/FUL has previously been granted for the subdivision of the existing dwelling into two dwelling houses. Since the previous planning permission reference 13/00172/FUL was granted the Parking Standards SPD (2016) has been adopted. However, this does not change the parking requirements for the development materially since the previous decisions, and as such the amount of parking provided for Dwelling 1 is still considered acceptable. Indeed, reducing the number of bedrooms for Dwelling 2 from two to one, would generate less need for parking than previously considered to be acceptable under previous planning permission reference 13/00172/FUL.

It is recommended that planning permission be granted subject to conditions in section 6 below.

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 hereby permitted shall be begun 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 51 of the Planning and Compulsory Purchase Act 2004. (D11)

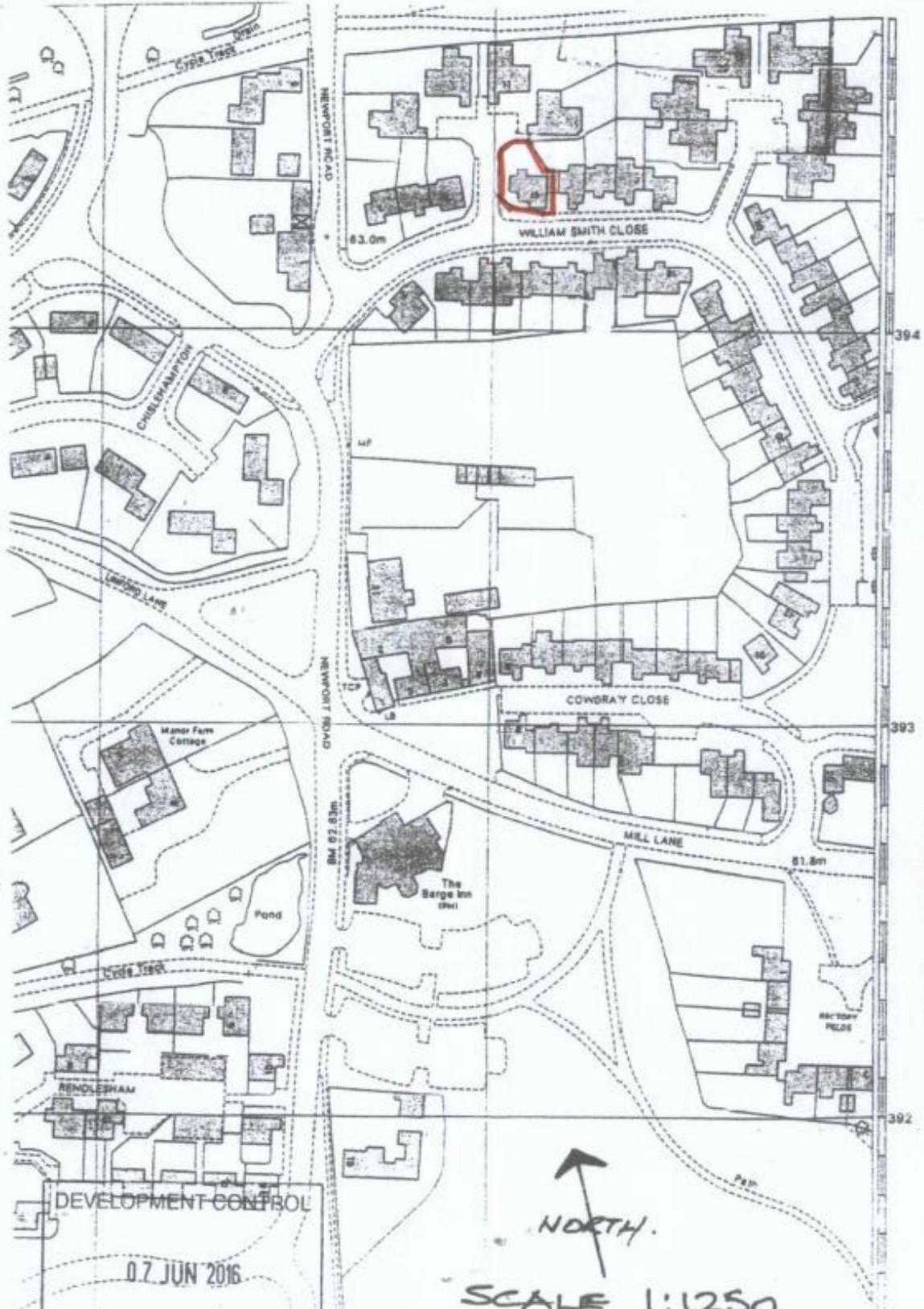
2. The parking scheme shown on drawing number 1102/1 shall be provided before the first occupation of either Dwelling 1 or Dwelling 2, and those areas shall remain as a permanent ancillary to each residential dwelling and shall not be used for any other purpose.

Reason: To ensure that adequate off street parking is provided to meet the needs of the development.

3. Pursuant to the Town and Country Planning General Permitted Development Order 2015 or any Statutory Instrument revoking or re-enacting that Order, the provisions of Class A, Class B, Class C, and Class E of Part 1 of Schedule 2 to the said Order (relating to the enlargement, improvement or other alteration of a dwellinghouse) shall

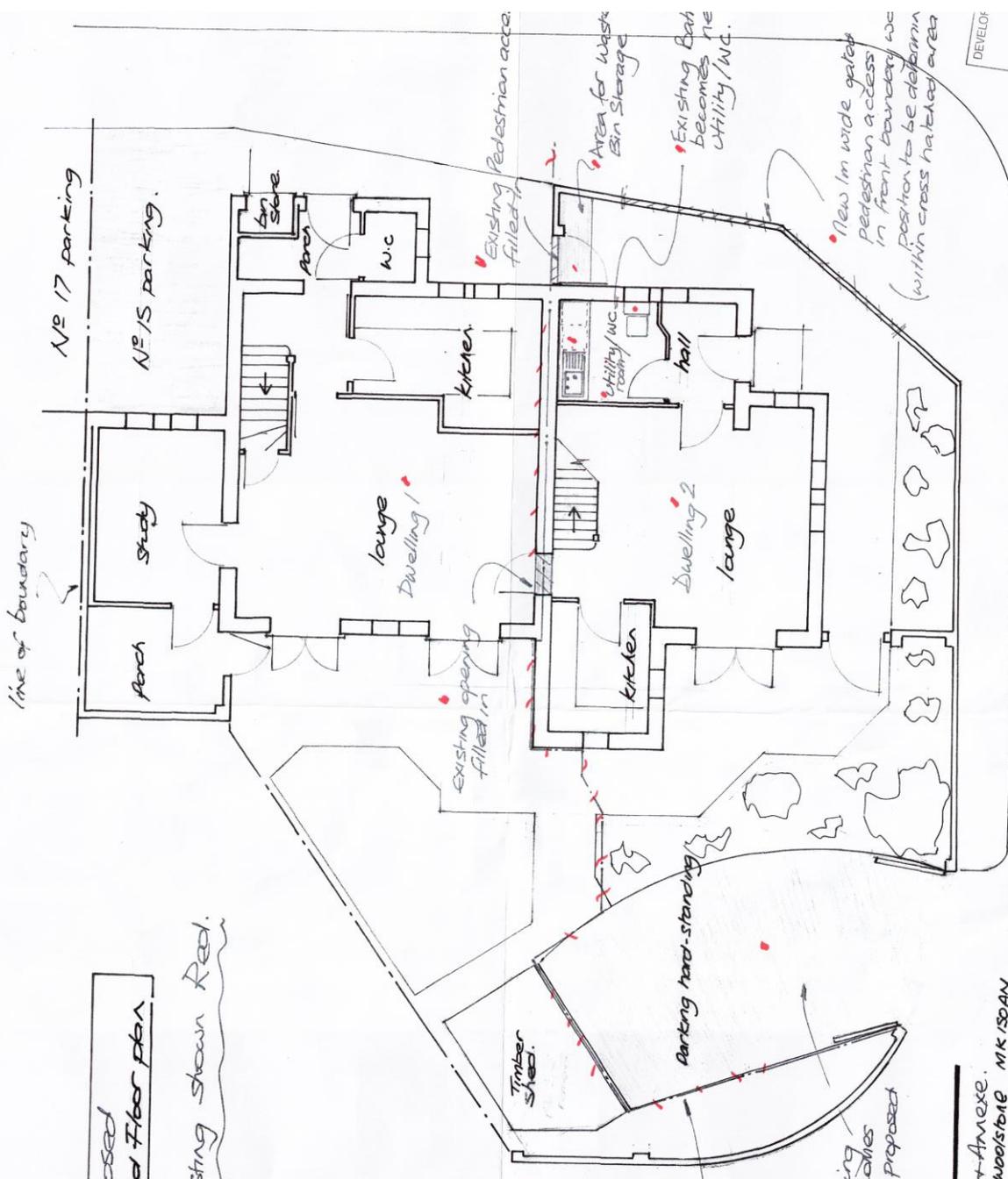
not apply to any dwelling to which this permission relates and no such development shall be carried out without the permission of the Local Planning Authority being first obtained.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers, and to control any additional future need for off street parking.



DEVELOPMENT CONTROL
 0.7 JUN 2016
 RECEIVED

NORTH.
 SCALE 1:1250
 DRG NO H02/A
 LOCATION PLAN



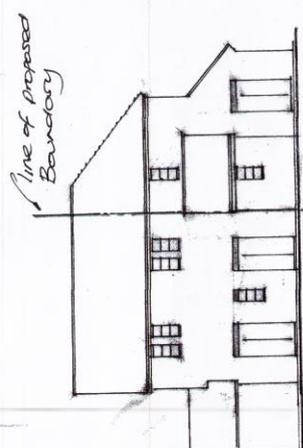
Proposed Ground Floor plan

Alterations to existing shown Red.

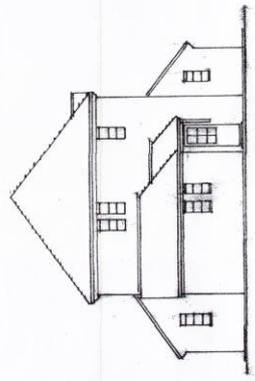
Proposed. New boundary line with close boarded fencing

Existing Access & Parking space for annexe becomes Access & Parking for proposed Dwelling 2

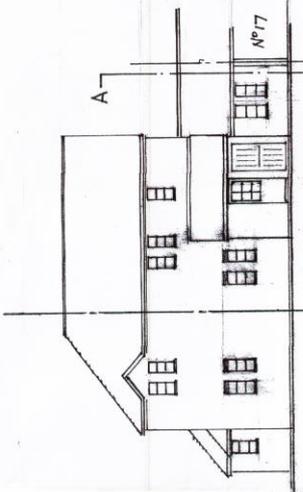
Proposed Sub Division of House + Annexe.
 at: 15 William Smith Close Woolstone MK150AN
 scale 1:50 Date Feb 20th Drawn D.A. DRG No 1102/1



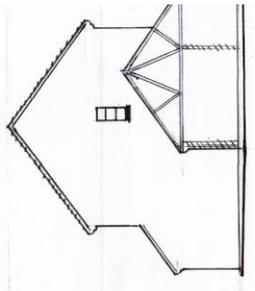
proposed rear elevation



proposed side elevation

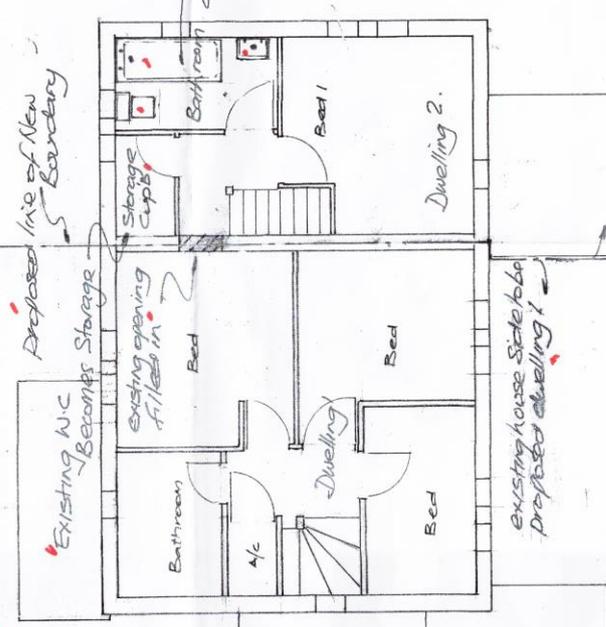


proposed front elevation



proposed side elevation
Section at A-A.

Note: * All existing elevations to house and annex to remain unchanged



Proposed Elevations and First floor plan.

Existing Bed 2 becomes proposed New Bathroom

DEVELOPMENT CONTROL
05 JUL 2016
RECEIVED

Proposed subdivision of house and annex into two dwellings at:
15 William Smith Close Woodstone MERSHAM
Scale 1:100 & 1:50 Date FEB 2016
Drawn D.A. Dog NE 11/02/16

Issue 2 22/06/16 Dig was proposed & existing now shows proposed only along with change of Drawing Title.

Existing Annex Side to be proposed dwelling 2.

Existing house side to be proposed dwelling 1

Alterations to existing shown Red!

Appendix to 16/01664/FUL

A1.0 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)

- A1.1 MK/903/96 – Two Storey And Single Storey Side And Single Storey Rear Extensions, New Vehicular Access And Increase In Height Of Boundary Wall. Permission 10.10.2016.

04/00006/FUL
EXTENSION TO FRONT PORCH
Permission 12.02.2004

10/00002/FUL
Conversion of existing house and annexe into two self contained dwellings
Permission 08.03.2010 (not implemented - no longer extant).

10/00580/DISCON
Details submitted pursuant to conditions 3 (Parking) and 4 (Access) attached to planning application 10/00002/FUL
Details approved 23.07.2010

13/00172/FUL
Renewal of extant planning permission 10/00002/FUL for conversion of existing house and annexe into two self contained dwellings
Permission 08.03.2013 (not implemented – no longer extant).

13/00752/DISCON
Details submitted pursuant to discharge of conditions 3 (parking) and 4 (access) attached to planning permission 13/00172/FUL
Details approved 17.05.2013

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

- A2.1 None

A3.0 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
A3.1 <u>Landscape Architect</u>	
No objections.	Noted
<u>Environmental Health Manager</u>	
No objections.	Noted
<u>Cranfield Airport</u>	
No representation received at the time of writing this report.	
<u>British Waterways (Canal and River Trust)</u>	
No comment	Noted
<u>Parish Council - Campbell Park</u>	
The Committee objected to the application on the grounds of insufficient parking provision, resulting in an increase of on street parking on a narrow and heavily used public highway.	Noted. This is discussed in paragraphs 5.13 to 5.18 of this report.

Ward - Campbell Park And Old Woughton - Cllr Brackenbury

No representations received at the time of writing this report.

Ward - Campbell Park And Old Woughton - Cllr McDonald

No representations received at the time of writing this report.

Ward - Campbell Park And Old Woughton - Cllr McCall

No representations received at the time of writing this report.

Local Residents

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

- 12 William Smith Close Woolstone Milton Keynes
- 7 William Smith Close Woolstone Milton Keynes
- 9 William Smith Close Woolstone Milton Keynes
- 11 William Smith Close Woolstone Milton Keynes
- 10 William Smith Close Woolstone Milton Keynes
- 8 William Smith Close Woolstone Milton Keynes
- 6 William Smith Close Woolstone Milton Keynes
- 5 William Smith Close Woolstone Milton Keynes
- 13 William Smith Close Woolstone Milton Keynes
- 17 William Smith Close Woolstone Milton Keynes

No representations received at the time of writing this report.