

**Application Number:** 20/00366/FUL

**Description** Single storey front extension, widening of existing dropped kerb

**AT** 28 William Smith Close, Woolstone, Milton Keynes, MK15 0AW

**FOR** Mrs Jane Harrison

**Target:** 30 April 2020

**Extension of Time:** Yes

**Ward:** Campbell Park And Old Woughton

**Parish:** Campbell Park Parish  
Council

**Report Author/Case Officer:** Carrie Chan  
Planning Officer

**Contact Details:** carrie.chan@milton-keynes.gov.uk  
01908 253421

**Team Manager:** Sarah Hine  
Development Management Manager  
sarah.hine@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 Application site is located on William Smith Close, a built up residential area in Woolstone and comprises of a two storey dwelling with principle elevation facing the main road and off-road parking at the front.

2.2 The site is not in any designated area and there is no TPO on site. Surrounding the application site are residential dwellings different in designs.

### The Proposal

2.3 This application seeks planning permission for the erection of a single storey front extension and the widening of existing dropped kerb.

- 2.4 The proposed extension would be located forward of the existing kitchen, side of the existing porch. It would measure 3.7m in width, 1.62m in depth and would incorporate a mono-pitch roof measuring a maximum of 3.2m in height with an eaves height the same as the existing front porch.
- 2.5 Existing dropped kerb to be extended by 6m in width.
- 2.6 Materials to match existing.

Reason for referral to committee

- 2.7 The applicant is a senior officer at Milton Keynes Council and in accordance with Officer Delegation Scheme; the application shall be determined by The Development Control Committee/Panel.

Scope of debate/decision

- 2.8 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 (NPPF) February 2019

Section 2 - Achieving sustainable development  
Section 4 - Decision making  
Section 12 - Achieving well-designed places

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

**The Development Plan**

- 3.2 Neighbourhood Plan

Campbell Park Neighbourhood Plan:  
Paragraph 7.32 Design Policy 1

- 3.3 Plan:MK (March 2019)

Plan:MK was adopted at Council on 20 March 2019 and now forms part of the statutory development plan for Milton Keynes, and includes the Policies Map that indicates land use in the Borough.

Policy CT10 - Parking Provision  
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 SC1 - Sustainable Construction

### 3.4 Supplementary Planning Documents/Guidance

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

### 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**

None relevant.

## 5.0 **CONSULTATIONS AND REPRESENTATIONS**

### 5.1 Milton Keynes Highways

I have no objections to the application 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. Please add standard highway and drainage informative.

5.2 Campbell Park Parish Council

The Planning, Infrastructure & Transport Committee of Campbell Park Parish Council considered this application and committee resolved to make no comment.

5.3 Cllr Terry Baines - Campbell Park And Old Woughton and also Development Control Committee member

No comment received.

5.4 Cllr Richard Brackenbury - Campbell Park And Old Woughton and also Development Control Committee member

No comment received.

5.5 Cllr Paul Trendall - Campbell Park And Old Woughton

No comment received.

5.6 Neighbour/Third Party Representations

No third party comments received.

**6.0 MAIN ISSUES**

Principle of Development  
Parking & Highways  
Design, Character, Appearance  
Impact on Residential Amenity

**7.0 CONSIDERATIONS**

Principle of Development

7.1 In this instance the principle of development is acceptable under Policy D3 of Plan:MK (2019) which state that extensions and alterations to existing dwellings are acceptable in principle subject to: 'The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area'. Whilst a residential extension is not questioned in principle terms, this is subject to the material planning considerations discussed within the following sections of this report.

7.2 Section 7.23 Design Policy 1 of the Campbell Park Neighbourhood Plan highlights the importance of all new development to be designed to integrate into its surrounding in terms of scale, density and design including landscaping.

7.3 The Residential Design Guide SPD states that extensions should give due consideration to the impact of a development on the street scene by ensuring that the design properly integrates with existing building

### Highway Matters and Parking

- 7.4 The application site falls within Parking Standards Zone 3 as set out in the Milton Keynes Council Parking Standards SPD (2016). In accordance with the MKC Parking Standards SPD (2016) there is a need to provide 2 parking spaces on site for each dwelling with 2+ bedrooms.
- 7.5 A site visit has confirmed that the area in front of the host dwelling can comfortably provide parking for two cars and as a result of the front extension, the number of bedrooms would remain the same. The officer is of the opinion that the extension does not impact on the current parking area.
- 7.6 During the course of this application, the Council's Highways Department was consulted and their comments are noted. Although they have raised no objections, they insisted on two conditions which the case officer considered to be unreasonable and inappropriate.
- 7.7 The officer would like to highlight that the use of the site is residential (Use Class C3), there is already an access on site serving the existing parking area and the property is currently occupied. On this basis, the officer feels that there is no need to make changes to the existing parking area and provided the dropped kerb is constructed in accordance with Milton Keynes guidance note 'Residential Vehicle Crossing Details', there is no reason why the proposed extension could not be occupied before certain works are carried out.
- 7.8 Having considered the above, the proposed accords with Policy CT10 and the MKC Parking Standards SPD.

### Design, Character and appearance

- 7.9 Policies D1 to D3 of Plan:MK require that the scale and design of extensions to existing buildings should respond appropriately to the site and surrounding context and exhibit a positive character.
- 7.10 From the street scene of William Smith Close, the proposed extension would be readily visible. As aforementioned, the proposed would incorporate matching design details and materials in order to integrate with the existing dwelling. The modest scale of the proposed means that the extension would sit comfortably between the existing porch and neighbouring extension. As it would not project any further than the existing porch, the extension when viewed from the front and side, would not appear bulky or disproportionate. Design features such as matching windows help scale down the visual impacts. As such, the case officer considered that the forward projection would not lead to a visual coalescence or the development appearing cramped.
- 7.11 Overall, the proposal has been designed and sited to respect the scale and proportions of the existing dwelling and would be constructed of the same materials to match existing. The proposed extension would satisfactorily integrate with the existing building and is considered acceptable in terms of its scale, design,

character and appearance, and compliant with Policies D1 to D3 of Plan:MK (2019) and Design Policy 1 within the Campbell Park Neighbourhood Plan.

#### Impact on Residential Amenity

- 7.12 Policy D5 of Plan:MK (2019) seeks to ensure that development proposals do not cause an adverse impact on residential amenity. This includes the levels of sunlight and daylight within buildings, open spaces and garden areas. It seeks to ensure a reasonable degree of privacy is maintained throughout, with overlooking limited to an acceptable degree. It also states that new development is not overbearing upon existing buildings and open spaces.
- 7.13 The proposed front extension would be single storey and constructed forward of the existing kitchen area. Although the extension would protrude forward and have a mono-pitch roof, it would remain in line with the existing porch and neighbouring extension. The officer is of the view that the additional 1.6m deep extension would not result in an adverse impact on the visual outlook such that amenities of the neighbouring properties would be impaired to a significant degree that a reason for refusal could be sustained.
- 7.14 Overall, it is not considered that the proposal would give rise to unacceptable impacts on the amenities of neighbouring properties either in terms of creating an unacceptable visual intrusion, loss of sunlight or daylight or loss of privacy and overlooking. The proposed development is therefore considered acceptable and compliant with Policy D5 of Plan:MK (2019).

### **8.0 CONCLUSIONS**

- 8.1 When considered cumulatively, and having regard to the above assessment of the proposal, it is considered that the proposed extension by virtue of the design and positioning would appear subordinate to the size and scale of the host dwelling and would not appear visually intrusive within its plot.
- 8.2 The application is considered to be acceptable and therefore the recommendation is that planning permission be granted, subject to conditions.

### **9.0 CONDITIONS**

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

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D2 and D3 of the adopted Plan:MK (2019).

3. 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.

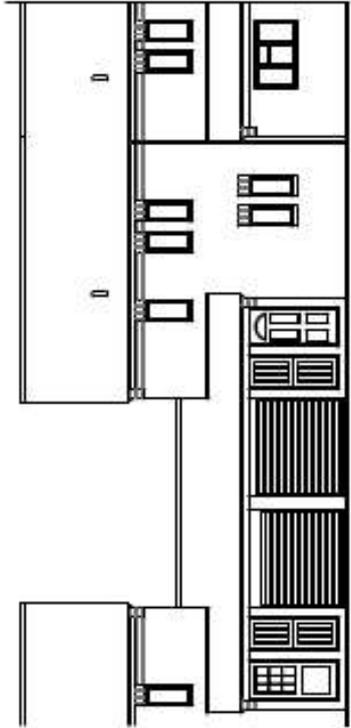
**28 William Smith Close, Woolstone, Milton Keynes, MK15 0AW**



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE IF DISCREPANCY  
 OR DISCREPANCY NOTED.



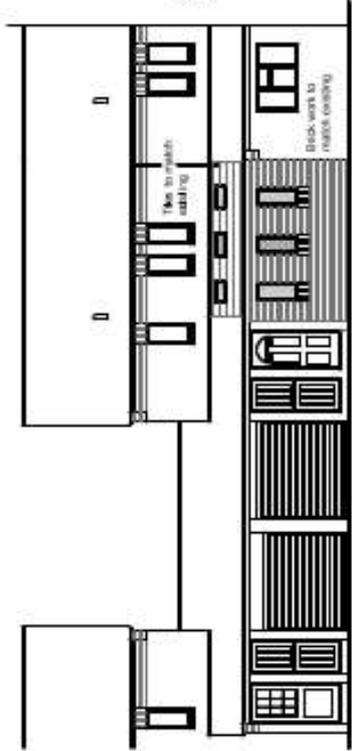
Existing Plan



Existing Street Scene



Block Plan 1:500



Proposed Street Scene

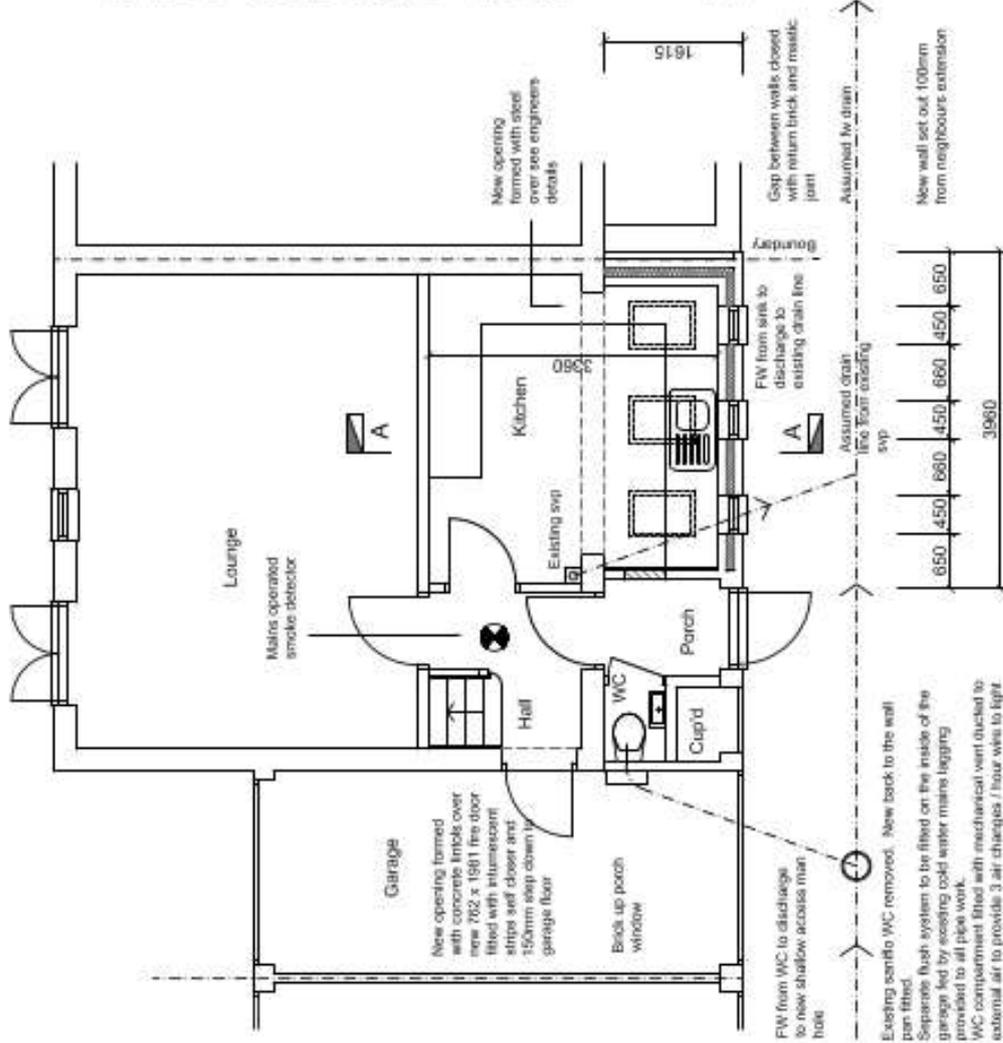
3 No 550mm x 900mm  
 Value coefficients provided  
 to new roof

PROJECT 28 William Smith Close Woolston MK150AW	SCALE 1:500 (plan)	DATE 14/07/20	REVISIONS 1
ISSUED BY Existing Plan, Elevation, Block Plan and Proposed Elevation	SCALE 1:500 (plan)	DATE 14/07/20	REVISIONS 1
PROJECT NO. 20 / 171 / 01		DRAWN BY [Signature]	



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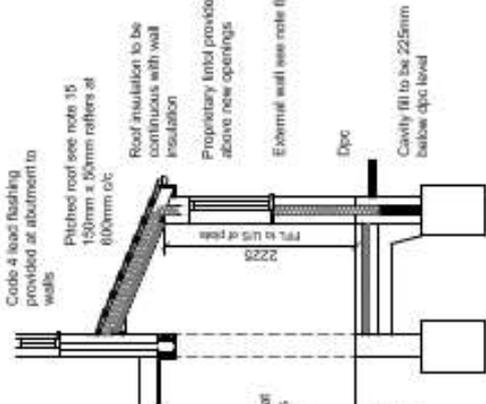


Note where rafters form ceiling 90mm Celotex insulation provided between rafters and 40mm under finished with 12mm plasterboard and skim

New opening formed with steel over see engineers details

150mm x 50mm plate bolted to wall with M12 resin anchor bolts at 600mm o/c to support new rafters. Note rafters to be mechanically fixed to plate.

Ground floor see note 4  
NOTE joints to ceiling insulation to be sealed with aluminum tape prior to screwing so as no moisture to enter insulation



Section AA

NOTE Porch roof and water cupb'd to be insulated with 300mm fibreglass insulation

**Proposed Plan**

PROJECT: 28 William Smith Close  
Woolstons MK150AW  
DRAWING TITLE: Proposed to state Plan

SCALE: 1:50  
DATE: 20/11/02  
DRAWING NO: 20/171/02



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## **A1.0 FULL CONSULTATIONS AND REPRESENTATIONS**

### **A1.1 Milton Keynes Highways**

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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. Please add standard highway and drainage informative.

### **A1.2 Campbell Park Parish Council**

The Planning, Infrastructure & Transport Committee of Campbell Park Parish Council considered this application at its meeting on the 2<sup>nd</sup> March 2020.

Committee resolved to make no comment.

### **A1.3 Cllr Terry Baines - Campbell Park And Old Woughton ad also Development Control Committee member**

No comment received.

### **A1.4 Cllr Richard Brackenbury - Campbell Park And Old Woughton and also Development Control Committee member**

No comment received.

### **A1.4 Cllr Paul Trendall - Campbell Park And Old Woughton**

No comment received.

### **A1.5 Neighbour/Third Party Representations**

No third party letters received.