

Application Number: 20/01952/FUL

Description 2-Storey Side & Rear Extension

At 1 Leaffield Rise, Two Mile Ash, Milton Keynes, MK8 8BU

For Mr & Mrs Dubey

Statutory Target: 7th October 2020

Extension of Time: Yes- 26th November 2020

Ward: Bradwell

Parish: Abbey Hill Parish Council

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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 is a two storey detached dwelling located on a corner plot in a residential street in Two Mile Ash. 2 Leaffield Rise is located to the north of the site with 7 Cambron to the west and 76 Leaffield Rise to the east on the opposite side of the highway.

2.2 The current property is white rendered with white UPVC doors and windows. The property has a pitched porch element to the front and a further small single storey element to the side. The property faces Leaffield Rise and The High Street with its access from Leaffield Rise.

2.3 The property has 2 parking spaces to the front/side of the dwelling. The immediate area is characterised by detached dwellings which are red brick built or rendered with off-street parking to the front/side. The site is not subject to any planning constraints.

The Proposal

- 2.4 The application proposes a two storey rear and side wrap around extension. The side addition would extend approximately 3.5 metres to the south of the property and is subservient in height to the main dwelling. The rear extension measures approximately 3.6 metres to the rear of the south side elevation, and 2.6 metres to the north side. The two storey side elevation of the extension therefore measures a total of 9 metres in depth. The single storey addition measures an additional 1.25 metres in depth and connects to the existing garage to the north side of the dwelling.

Reason for referral to committee

- 2.5 The application has been referred to panel by Cllr Robin Bradburn for the following material reasons:
- Over Development - size of the extension
 - Out of character with neighbouring properties
 - Parking problems.

Scope of debate/decision

- 2.6 The site previously had planning permission refused for the demolition of the existing dwelling and construction of a 4 bed detached dwelling under application 20/01296/FUL. It is acknowledged that the current scheme is for the increase in bedrooms to a 4 bedroom dwelling, however given that the proposal does not include the demolition and rebuild, this scheme is assessed against the relevant policies for a householder extension application.
- 2.7 This application proposal is a full planning application and so all 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

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

The Development Plan

- 3.2 Neighbourhood Plan

The application site is not located within a neighbourhood plan area.

3.3 Plan:MK (March 2019)

Policy CT2 - Movement and Access
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

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**

4.1 Relevant Pre-application Advice

19/02625/PRESMA

Demolish the existing 3 Bedroom dwelling and construct a new 5 Bedroom dwelling. Advice provided that it was likely that permission would not be granted for the proposal.

4.2 Application Site

20/00430/FUL

Demolish an existing three bedroom dwelling and replace with a five bedroom dwelling.

Withdrawn 06.04.2020

20/01296/FUL

Replace existing 3 bedroom dwelling with a new 4 bedroom dwelling (Re-submission of 20/00430/FUL)

Refused 29.07.2020

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Abbey Hill Parish Council

No comments received

5.2 Cllr Marie Bradburn - Bradwell Ward

No comments received.

5.3 Cllr Robin Bradburn - Bradwell Ward

Please can you put this application before the panel and my reasons are :-

Over Development - size of the extension
Out of character with neighbouring properties
Parking problems.

5.4 Cllr Robert Exon - Bradwell Ward (Vice-Chair of DCC/DCCP)

No comments received.

5.5 Neighbour/ Third Party Representations

Comments have been received from 10 individuals from 6 addresses. The material planning considerations are summarised below:

- the scale of development not in keeping with the locality
- extension obscuring the view posing risk to pedestrians, motorists and cyclists
- parking at the site
- privacy to No. 7 Cambron

Some objections also mentioned noise from the build, the impact that building of the development will have to pedestrians and concerned areas of the previously refused application which do not relate to the current scheme. These are not material considerations and therefore cannot be taken into account when making a full assessment of the application.

6.0 MAIN ISSUES

Principle of development
Highway matters and parking
Impact on character of the area
Design
Residential amenity

7.0 CONSIDERATIONS

Principle of development

- 7.1 Policy D3 of Plan:MK states that extensions to existing buildings are acceptable providing that the proposed scale and design relates well to the existing building and plot, whilst not detracting from the character of the existing building and the surrounding area. As such, the proposal, in principle, is considered to accord with Policy D3, subject to material planning considerations outlined within this report.

Highway matters and parking

- 7.2 Policy CT10 of Plan:MK requires all new development proposals to meet the Council's adopted parking standards unless mitigating circumstances dictate otherwise. Policy CT2 of Plan:MK ensures safe movement and access.
- 7.3 Objections were received regarding the impact of the development on the visibility and therefore potential harm to pedestrians, cyclists and motorists. It is acknowledged that the development will extend towards the High Street, however the 3.5 metre side extension would result in 2.4 metres between the side elevation of the property and the property boundary. No alterations are proposed to the hedge/landscaping present at the site. As such, given that the proposal would not be located to the property boundary or to the front elevation, it is considered that the development would not result in any additional harm in comparison to the existing dwelling, therefore complying with Policy CT2 of Plan:MK.
- 7.4 Objections were also received with regards to the parking provision on site and particularly in comparison to the previously refused application for which parking was a reason for refusal. However, the proposed development seeks an additional bedroom through the construction of a side extension and not the demolition and rebuilding of the dwelling. A summary of the car parking on the site is included below:

		Parking Standards Requirement - Zone 3		Provided	
House Type	No of units	Allocated	Unallocated	Allocated	Unallocated
4-bed house	1	2 spaces	0.5 spaces	2 spaces	0 spaces
	Site Total	2.5 spaces required		2 spaces provided	

- 7.5 Given that the increase from 3 to 4 bedrooms does not result in a requirement for additional parking provision in line with the Milton Keynes Parking Standards it is considered that the proposal would have a neutral impact upon parking provision. The development would not impact upon the existing provision and as such would be considered to comply with Milton Keynes Parking Standards and Policy CT10 of Plan:MK.
- 7.6 In addition, one objection mentioned the requirement for the current scheme to meet Policy CT6 for electric vehicle charging points and Policy SC1 for sustainable

construction. However, these policies are only applicable to the construction of a new dwelling, and therefore would not directly apply to the current householder extension scheme.

Design and impact on the character and appearance of the area

- 7.7 The application is assessed against design Policies D1, D2 and D3 of Plan: MK. Policy D1 seeks to ensure that development relates well to the surrounding area, Policy D2 ensures the development exhibits a positive character, and Policy D3 sets out the importance of design, to be of an appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing.
- 7.8 Objections were received from neighbouring properties and Cllr Bradburn with regards to the size and scale of the proposal that is not characteristic of the local area.
- 7.9 The surrounding locality comprises a range of property designs and sizes, some of which are larger than the resulting property when viewing the proposed floor and elevation plans. The use of matching materials to the existing dwelling would ensure integration with the existing built form, with the subservient scale of the proposal ensuring the development does not appear dominant within the location. It is acknowledged that the side extension is large in depth. However, it is considered proportionate to the size of the application site. The resulting rear amenity space will measure over 10 metres in depth, over the minimum requirement as set out within the Milton Keynes Residential Design Guide, and it is therefore considered that the size of the proposal will not be significantly harmful to the overall character of the local area, or the existing dwelling.
- 7.10 Objections were received with regards to the loss of greenery and shrubs to the south side of the site. The applicant has confirmed that the proposed development does not seek to alter the landscaping at the site and as such it is not considered that the proposal would negatively impact upon the local character of the area in this regard. As such, the development is considered to comply with Policy D1, D2 and D3 of Plan:MK.

Residential amenity

- 7.11 Policy D5 of Plan:MK seeks to ensure that development proposals do not cause an unacceptable loss of light, loss of privacy or create a visual intrusion between residences.
- 7.12 Objections were received with regards to resulting loss of privacy to No. 7 Cambron.
- 7.13 The application seeks a side and rear extension to the property. To the first floor, the rear extension would measure approximately 2.4 metres in depth. The development would therefore marginally breach the rear to rear privacy distances as set out within the New Milton Keynes Design Guide of 22 metres, with the separation distance between the two storey rear and the first floor rear of No. 7 Cambron measuring approximately 21.2 metres. However, given that windows are located to the rear at

present, it is considered that the breach of 0.8 metres would not be considered to result in a significantly harmful loss of privacy to No. 7 Cambron.

- 7.14 The proposed side extension would measure approximately 3.5 metres in width. No properties are located directly to the south of the site and as such the proposal would not be considered to result in a loss of sunlight/ daylight, visual intrusion or privacy. The single-storey element of the rear extension would extend past the existing first floor rear extension and would therefore extend a further 0.8 metres past the building line of the rear of 2 Leaffield Rise. Given the minor extension past the rear of the neighbouring property and the single storey aspect of the extension which does not meet the north side elevation, the proposal would not be considered to result in a significant negative impact upon residential amenity.
- 7.15 Policy D5 also requires all new development proposals to provide sufficient amenity space to meet the reasonable needs of occupiers. The New Residential Design Guide outlines that provision should be made for private gardens where family housing is proposed, providing a minimum distance recommendation of 10 metres. The extension would result in the loss of amenity space to the dwelling, however over 10 metres of rear amenity space remains and as such, the development is considered to comply with Policy D5 of Plan:MK.

8.0 CONCLUSIONS

- 8.1 In conclusion the application is considered to be acceptable.

9.0 CONDITIONS

1. The approved development shall be carried out in accordance with the following drawings/details:
 - 9.124.PL.001 rev 03- Site Plan and Location Map, date: 08.08.2020, received. 12.08.2020
 - 9.124.PL.003 rev 03- Proposed plans and elevations, date: 07.08.2020, received 12.08.2020

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

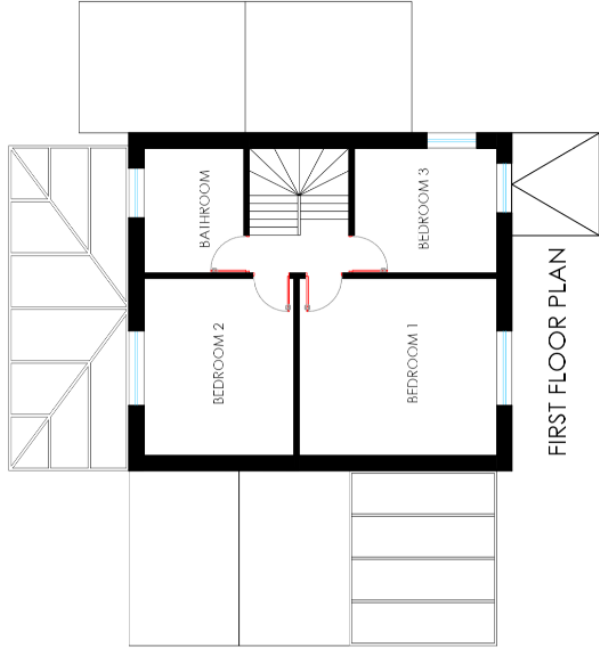
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

3. 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.

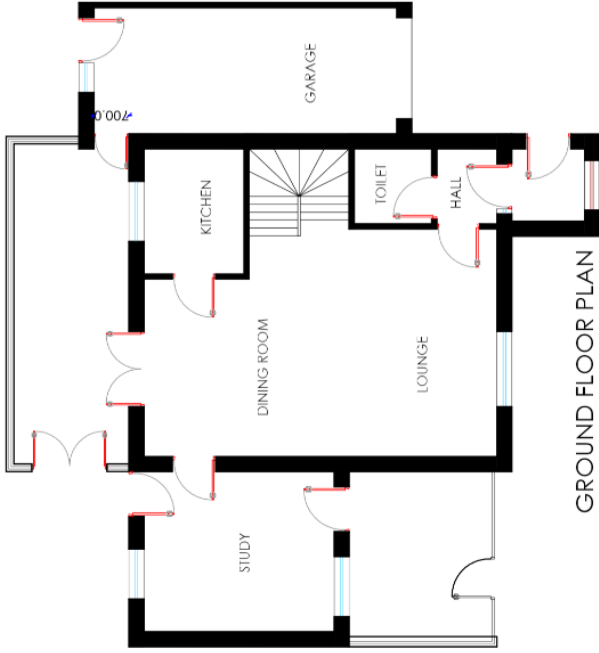
Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D2 and D3 of Plan:MK (2019).



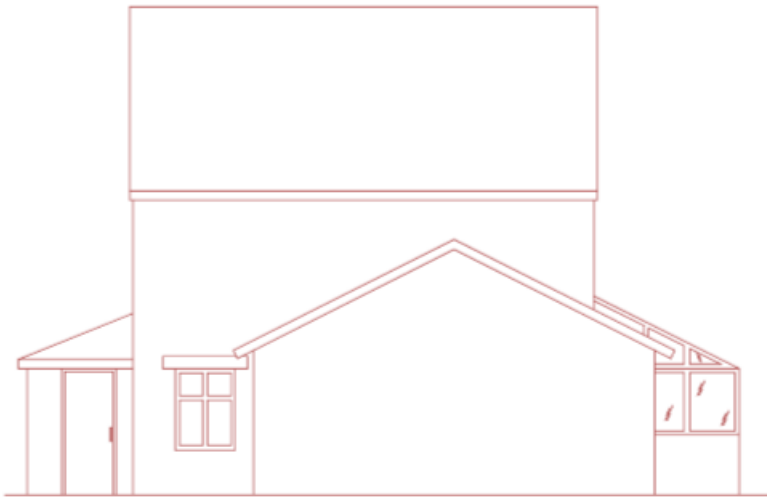
Existing Plans



FIRST FLOOR PLAN



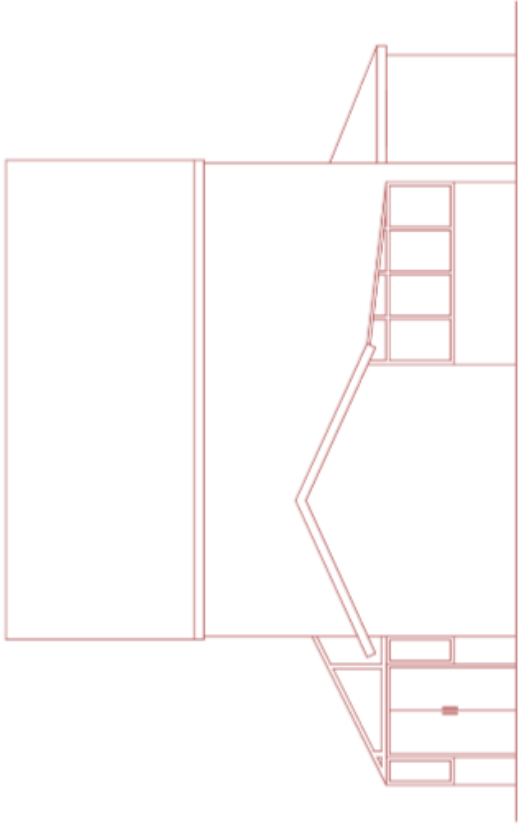
GROUND FLOOR PLAN



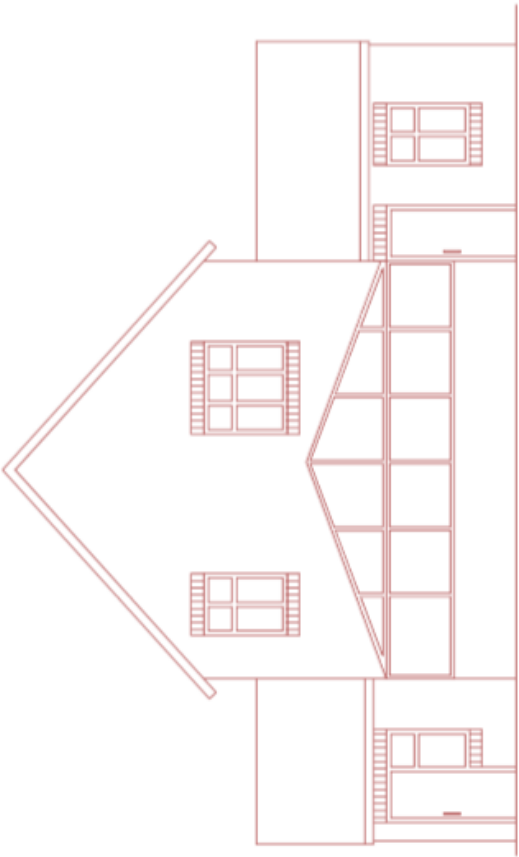
SIDE ELEVATION(GARAGE SIDE)



FRONT ELEVATION

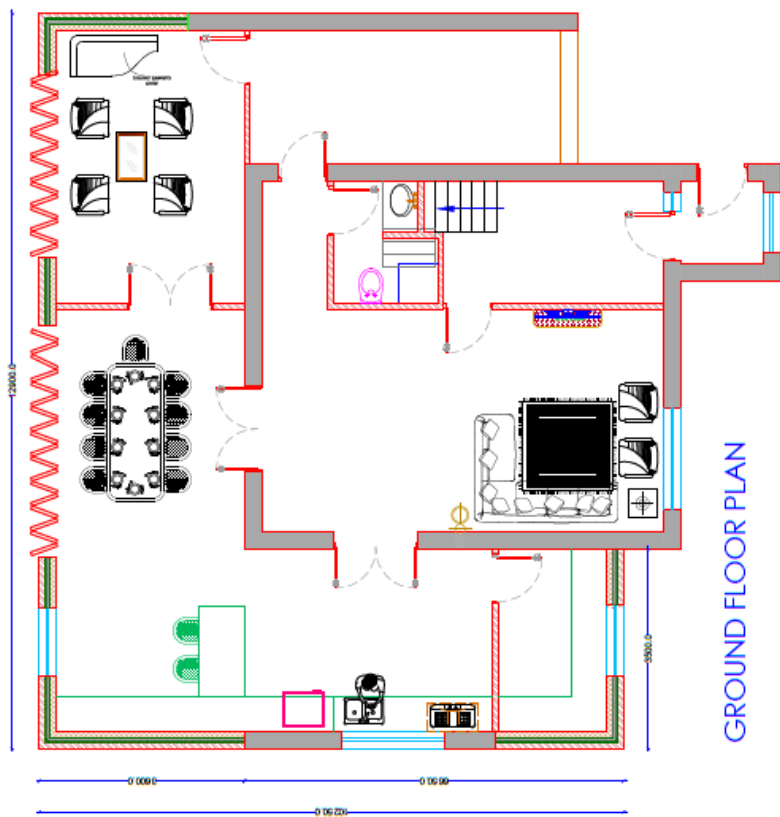
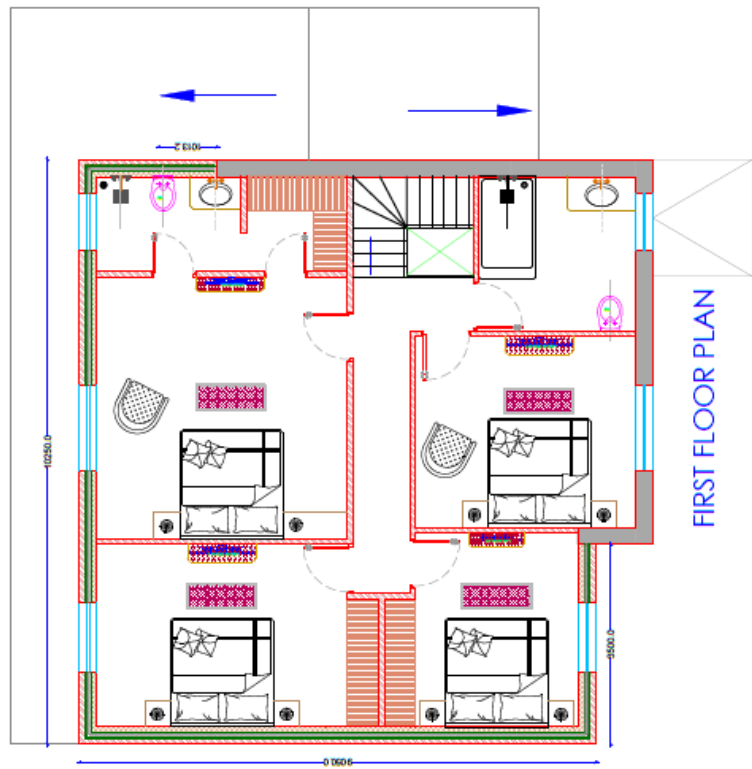


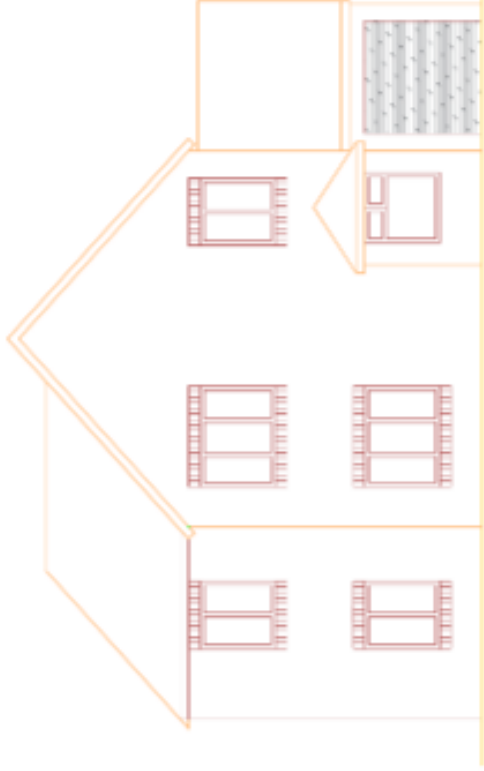
SIDE ELEVATION (STUDY SIDE)



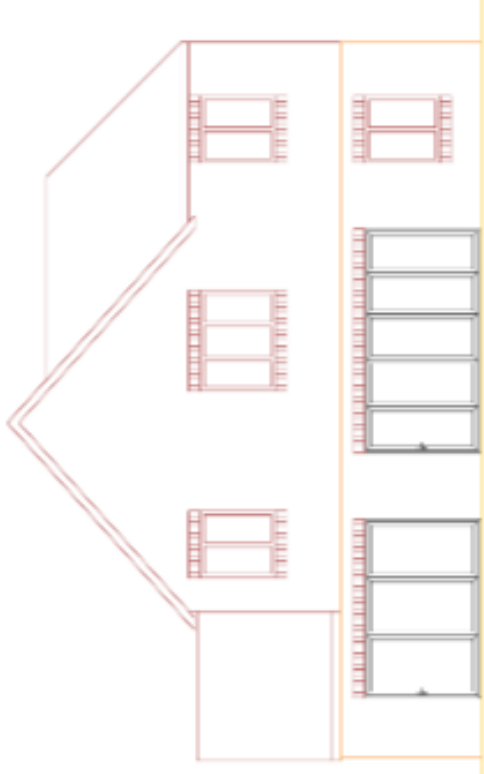
REAR ELEVATION

Proposed plans

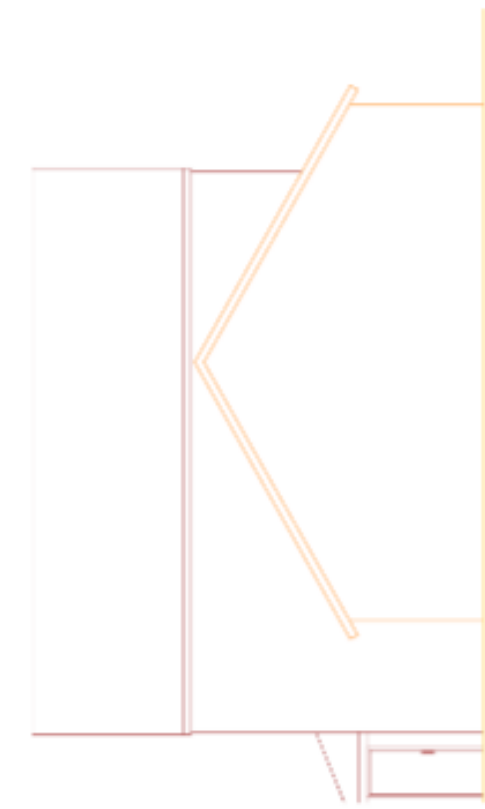




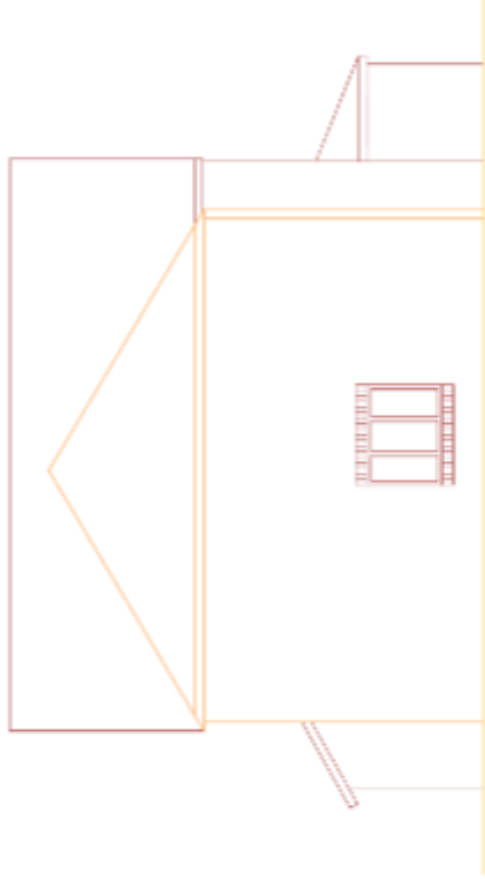
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION(GARAGE SIDE)



SIDE ELEVATION(STUDY SIDE)

A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Abbey Hill Parish Council

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A1.2 Cllr Marie Bradburn - Bradwell Ward

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