

**Application Number: 16/01657/FUL  
Other**

**Demolition of existing rear conservatory and erection of single storey front porch, single storey side conservatory, two storey rear extension and minor elevational changes**

**AT 36 Lakes Lane, Newport Pagnell, MK16 8HR**

**FOR Mr & Mrs Macdonald**

**Target:** 16th August 2016

**Ward:** Newport Pagnell North And  
Hanslope

**Parish:** Newport Pagnell Town Council

**Report Author/Case Officer:** Mr Paul Bartos

**Contact Details:** 01908 258022 paul.bartos@milton-keynes.gov.uk

**Team Leader:** Debbie Kirk Development Management Core Business Unit Manager

**Contact Details:** 01908 252335 Debbie.Kirk@milton-keynes.gov.uk

## **1.0 INTRODUCTION**

*(A brief explanation of what the application is about)*

- 1.1 The main body 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 consultees' 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](http://www.milton-keynes.gov.uk/publicaccess). All matters have been taken into account in writing this report and recommendation.
- 1.2 This application is referred to the Development Control Panel for determination as the applicant is the Chief Executive of the Milton Keynes Development Partnership, an organisation with close ties with the Development Management Department.
- 1.3 **The Site**

The site contains a detached four-bedroom house with three floors on the north side of Lakes Lane in Newport Pagnell. The house was built following planning permission being granted in the 1970s and extended to the west side following planning permission granted in 1987. The dwelling is arranged across, three levels with a split level ground floor which includes an integral garage and a conservatory to the rear; a mid-level which includes 3 bedrooms and a

bathroom with windows facing to the east; and an upper level which occupies a large box dormer on the western roof slope of the house and includes a bedroom, dressing area and en-suite bathroom and has windows facing to the west. The house is faced in white painted render, has concrete roof tiles and brown uPVC windows and doors.

- 1.4 To the south the house faces the street across an enclosed parking and manoeuvring area. It has a set of wrought iron gates and fence to the front. The fence is largely concealed by a substantial conifer hedge. To the north the house has a rear garden approximately 35 metres deep. Beyond this is Bury Fields; a large area of open space to the north of Newport Pagnell. A public footpath, Newport Pagnell 018, runs past the rear of the site.
- 1.5 To the west is a neighbouring residential property, 38 Lakes Lane. The west elevation of 36 Lakes Lane is approximately 2.5 metres at its closest from the boundary with 38 Lakes Lane, the nearest part of this house lies a further 7 metres to the west. This house has a number of ground floor windows and a first floor window facing 36 Lakes Lane. The boundary is marked by a two metre fence. There are a number of trees on the 38 Lakes Lane side of the boundary which provide some screening to the site although they are not evergreen so this screening would depend on the season.
- 1.6 To the east is the other next door neighbour at 34a Lakes Lane. There is a flat roof car-port structure joined to the west side of 36 Lakes Lane, the eastern timber wall of which forms a boundary structure approximately 2.7 metres tall. The main bulk of the house is approximately 3.5 metres from the boundary with 34a Lakes Lane with the house being approximately 2.5 metres further east. 34a Lakes Lane has a single first floor side facing window. The boundary between the two properties to the rear of the car port is marked by a 2 metre timber fence and, for some of the garden to the north a number of conifer trees approximately 4 to 5 metres tall.
- 1.7 The house and the area affected by the development lie within Flood Zone 2.

## 1.8 **Proposal**

The application seeks planning permission for a variety of works.

- Erection of a single-storey enclosed porch in the current location of an open porch/ canopy. A new uPVC door is to be added to the front. The front and side walls are to be faced with vertical cedar cladding.
- Removal of an existing conservatory to the rear of the house.
- Erection of a new conservatory, partially reusing the removed conservatory, on the eastern side of the house. The conservatory would be 2.033 metres wide and 3.8 metres deep. It would have a polycarbonate mono-pitch roof joining the east elevation of the house at a height of 3 metres and sloping down to eaves at 2.3 metres high. The car port would be reduced in depth from 10.4 metres to 7.5 metres to accommodate the conservatory.
- The erection of a two storey rear extension 6.5 metres deep across the full 9.5 metres of the main rear elevation of the existing house. The

extension will include a new living room dining room and kitchen at ground floor and accommodate an enlarged third bedroom, dressing room and en-suite. The house will remain a four bedroom house. The extension is to be faced in matching white painted rendered with matching concrete roof tiles. It will also include a vertically clad cedar section on the western half of its rear elevation and cedar cladding panels on its western elevation.

- New vertical cedar cladding is proposed for the 3 faces of the upper floor dormer on the west facing roof slope.

## **2.0 RELEVANT POLICIES**

*(The most important policy considerations relating to this application)*

### **2.1 National Policy**

National Planning Policy Framework (2012)

Section 7 – Requiring Good Design

Paragraph 64

### **2.2 Local Policy**

Core Strategy (2013)

Policy CS13 Ensuring High Quality, Well Designed Places

### **2.3 Milton Keynes Local Plan 2001-2011 (saved policies)**

Policy D1 - Impact of Development Proposal on Locality

Policy D2 - Design of Buildings

## **3.0 MAIN ISSUES**

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

- 3.1 - Principle of Development
- Design
- Impact on the Locality

## **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 section 6 of this report.

## **5.0 CONSIDERATIONS**

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

### **5.1 Principle of Development**

Saved policy D2 of the Milton Keynes Local Plan 2001-2011 allows for the

extension of dwellings, as such the proposed development would be considered, in principle to be acceptable. This policy also states that extensions will only be permitted subject to considerations of design, scale and siting which will be discussed in paragraphs 5.2-5.7.

## 5.2 Design

The extensions and alterations would be assessed relative to saved policy D2 of the Milton Keynes Local Plan 2001-2011. The relevant parts are as follows:

Development proposals for buildings will be refused unless they:

ii) Relate well to and enhance the surrounding environment

Saved policy D2 of the Milton Keynes Local Plan 2001-2011 also states that 'The extension of existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.'

5.3 The proposed new porch and the addition of vertical cedar cladding are minor alterations which relate well to the existing house and add some visual interest in terms of materials, to the visual appearance of the dwelling.

5.4 The relocated conservatory is a relatively small scale addition to the side of the dwelling, lying within what would be the footprint of the existing car port. It would not detract from the character of the existing dwelling and would relate well to the existing dwelling.

5.5 The two storey extension would be a substantial addition to the dwelling but not out of scale with the existing house and its plot. The extension would continue the roofline and the form of the main part of the original dwelling including modern glazing and a cedar cladding detail to add visual interest. The addition of new materials along with matching those already used on the building would add visual interest to the substantial new surfaces and help the new extension to relate well to the existing building.

5.6 Concern has been raised that the site would be visible from the rear from a public footpath which runs along the back of the site in Bury Fields. The proposed rear extension would not harm the appearance of the rear elevation of the building and by removing the conservatory would be regarded as simplifying the rear elevation more in line with the principles which informed the original design of the house.

5.7 The proposed extensions would accord with saved policy D2 (ii) of the Milton Keynes Local Plan 2001-2011.

## 5.8 Impact on Neighbouring Amenity

With regards to the impact on neighbouring amenity, the proposed extension would be assessed relative to saved policy D1 of the Milton Keynes Local

Plan 2001-2011, the relevant parts of which for this application are as follows:

Planning permission will be refused for development that would be harmful for any of the following reasons:

iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight.

- 5.9 The two storey extension would lie largely to the side of the existing side elevation of 34a Lakes Lane. Although this elevation has ground floor windows these windows currently face a boundary fence and do not currently provide a significant outlook. The extension would be approximately 6.5 metres from the west elevation of 34a Lakes Lane and generally to the northwest. It is not considered that the extension would affect light to this property to an unacceptable level due to the relative positions of the two properties and the distances between them.
- 5.10 New first floor windows are to be added to the east facing elevation. One is to be added further north on the existing east elevation and another will be on the east elevation of the extension. The plans indicate that although the new window on the existing elevation is to act as the second window to a bedroom, it will be obscurely glazed. The window on the east elevation of the extension is to serve a bathroom. Although there is already a clear glazed window on the east facing first floor, this is actually to the front of 34a Lakes Lane, the new windows would overlook the rear and side of 34a Lakes Lane. It is recommended that a condition should be imposed on any planning permission requiring that these two new windows be obscurely glazed and have no opening parts below 1.7 metres above floor level of the rooms which they serve.
- 5.11 Concern has been raised that the extension will adversely affect light to the neighbouring property at 38 Lakes Lane. The extension would be approximately 7 metres from the boundary with 38 Lakes Lane with its roof sloping up away from the boundary. Light may be affected to 38 Lakes Lane but only when the sun is relatively low in the sky to the east. The east elevation of 38 Lakes Lane is a further 7 metres away and at this distance the ground floor windows will not be significantly overshadowed by the proposed extension.
- 5.12 Concern has also been raised regarding the new first floor window on the proposed extension overlooking 38 Lakes Lane. This window would be located 4 metres further back along the west facing elevation of the house than the existing top floor windows but would also be approximately 1 metre further from the boundary and 1 metre lower. It is not considered that this new window would overlook 38 Lakes Lane to any greater extent than the existing windows serving the top floor bedroom.
- 5.13 Subject to a planning condition requiring that the two new east facing windows should be obscurely glazed with no opening no opening parts below 1.7 metres above floor level of the rooms which they serve, the proposed extensions would accord with saved policy D1 (iii) of the Milton Keynes

Local Plan 2001-2011.

## 5.14 CONCLUSIONS

The application has been assessed against local and national policies relating to design and impact the locality and it is considered that the proposed development would accord with the provisions of these policies. It is recommended that planning permission be granted subject to the conditions listed in section 6.

## 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 approved development shall be carried out in accordance with the following drawings/details:

36LL/ SK17 electronically registered on 20th June 2016  
36LL/ SK18 electronically registered on 20th June 2016  
36LL/ SK19D electronically registered on 20th June 2016  
36LL/ SK16E electronically registered on 20th June 2016  
36LL/ SK09E electronically registered on 20th June 2016  
36LL/ SK10E electronically registered on 20th June 2016  
36LL/ SK13D electronically registered on 20th June 2016  
36LL/ SK11D electronically registered on 20th June 2016  
36LL/ SK12D electronically registered on 20th June 2016  
36LL/ SK14D electronically registered on 20th June 2016  
FLOOD RISK ASSESSMENT electronically registered on 20th June 2016

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

2. 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)

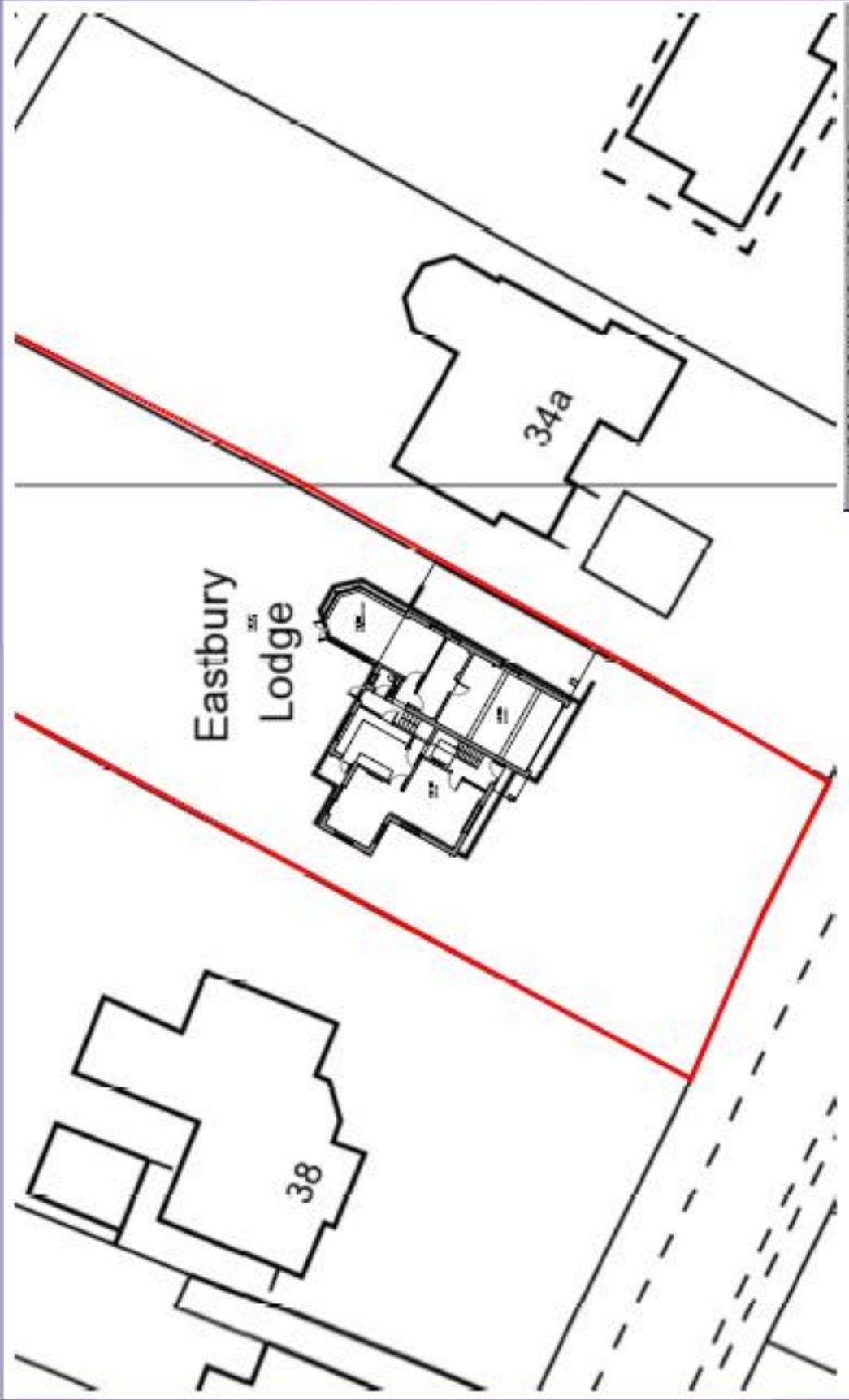
3. Notwithstanding the approved plans and particulars, the side -facing first floor ensuite bathroom window on southeast-facing elevation, and the northernmost side-facing first floor window serving bedroom 2 shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent and have no opening parts below 1.7 metres from the floor of the room in which they are located. They shall not be altered to clear glazing or have opening parts below 1.7 metres from floor level of the room in which they are located thereafter.

Reason: To safeguard the amenity and privacy of the adjoining residential occupiers in accordance with saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

4. Notwithstanding any details shown on the approved plans the external materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced.(M03)

Reason: To ensure that the development does not detract from the appearance of the locality.





Eastbury  
Lodge

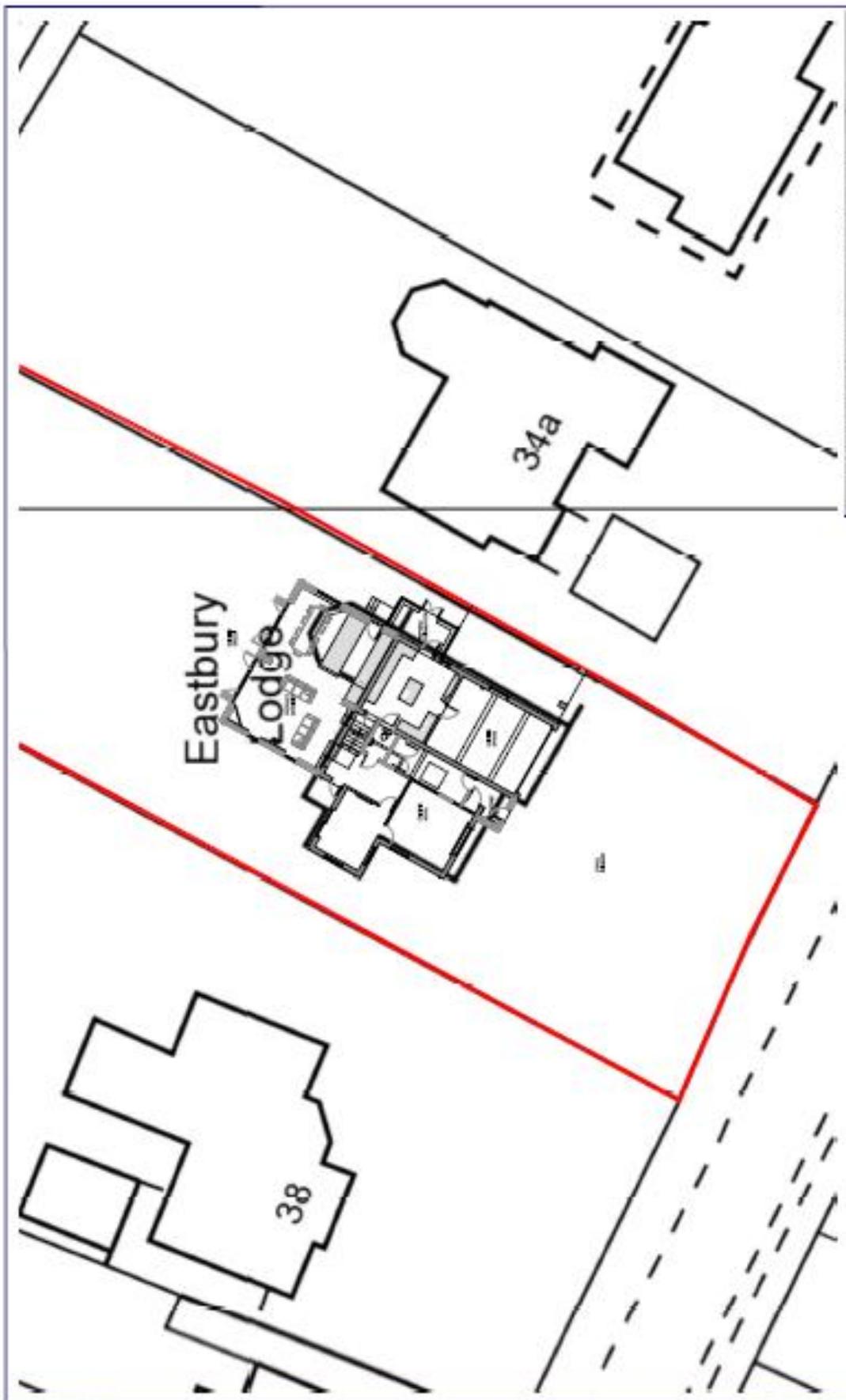
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38



EXISTING BLOCK PLAN  
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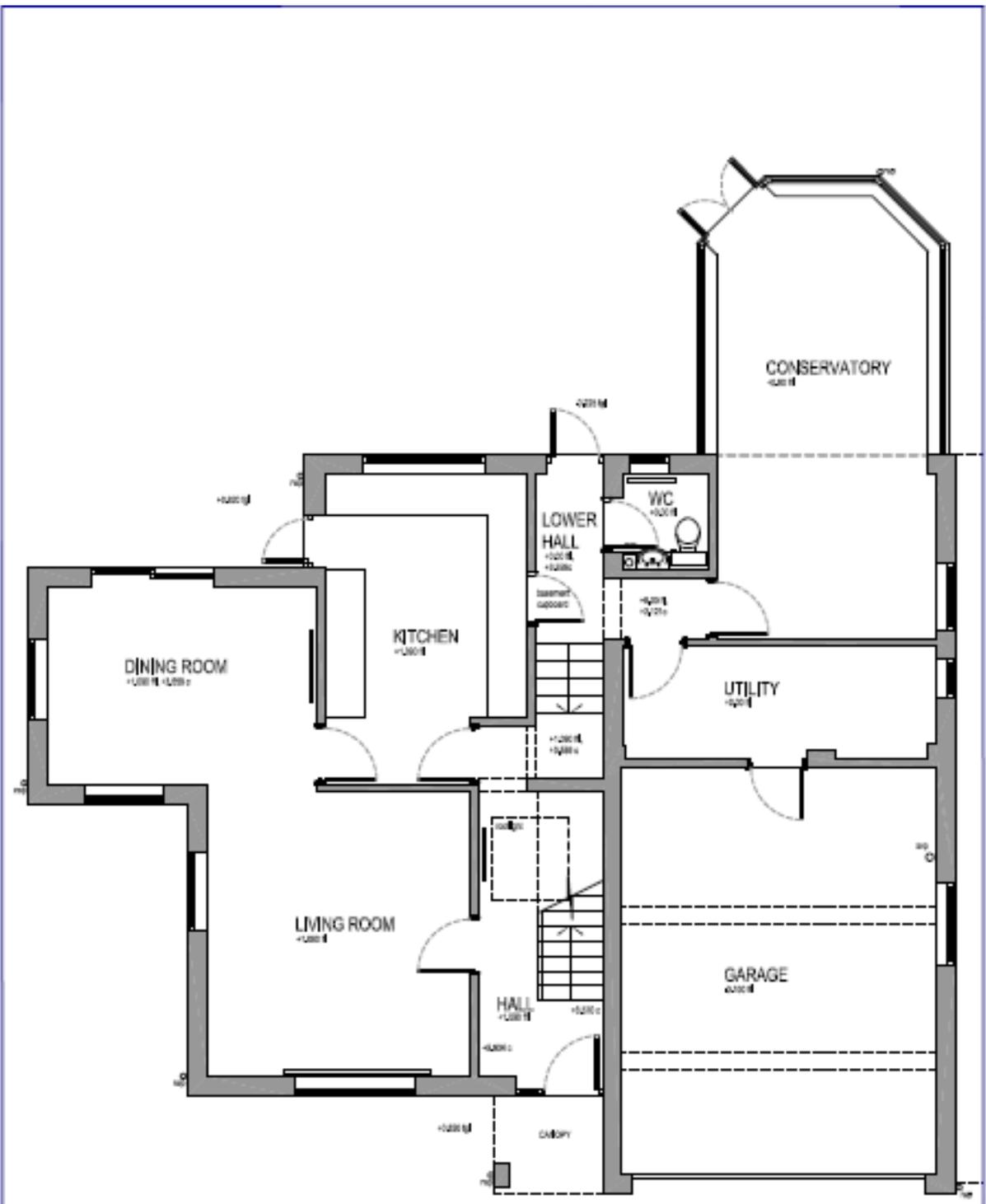
	
<b>MARTIN COWLING ARCHITECT</b> 38 LAKES LANE NEWPORT PAGNELL	
DRAWN BY DATE	PROJECT NO. DATE
<b>EXISTING BLOCK PLAN</b>	
<small>           ARCHITECTS REGISTERED WITH THE ARCHITECTS REGISTRATION BOARD            11 GOSWOLD STREET, NEWPORT PAGNELL, OXFORDSHIRE, OX8 8JH            TEL: 01295 678000 FAX: 01295 678001            EMAIL: <a href="mailto:info@martincowling.com">info@martincowling.com</a> <a href="http://www.martincowling.com">www.martincowling.com</a> </small>	
38/LJ/SK18	



PROPOSED BLOCK PLAN  
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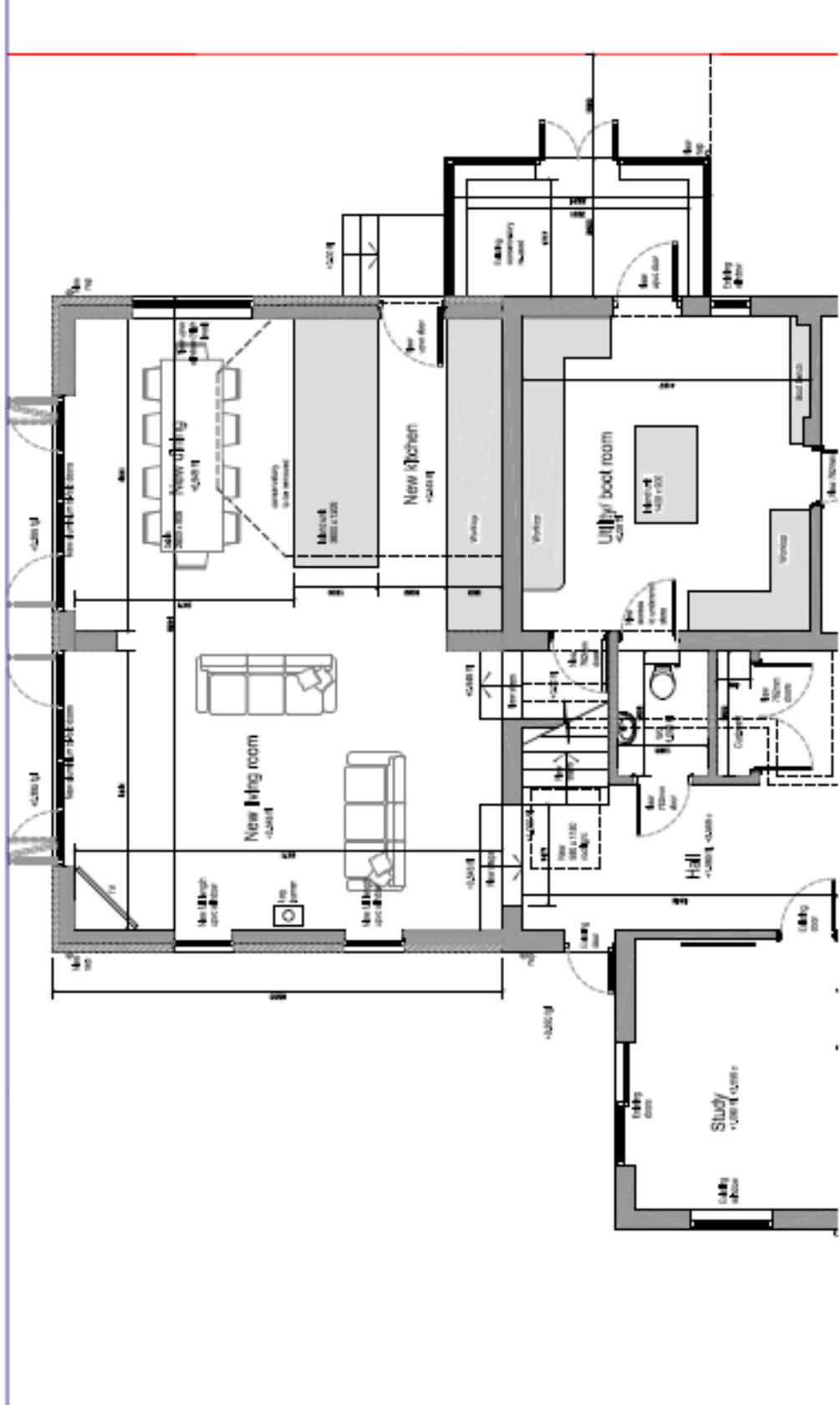


<b>MARTIN COWLING ARCHITECT</b>		
38 LAKES LANE NEWPORT FRINGELL NEWPORT, SC	PROPOSED BLOCK PLAN	
<small>         100% COMPLETE ARCHITECTURAL DRAWINGS          11 ADOBE STREET, NEWPORT, SC 29563          TEL: 843.658.8888 FAX: 843.658.8888          WWW.MARTINCOWLINGARCHITECT.COM       </small>		
<small>         38LL / SK18D          DATE: 10/15/2014          DRAWN BY: JACOB       </small>		



EXISTING GROUND FLOORPLAN  
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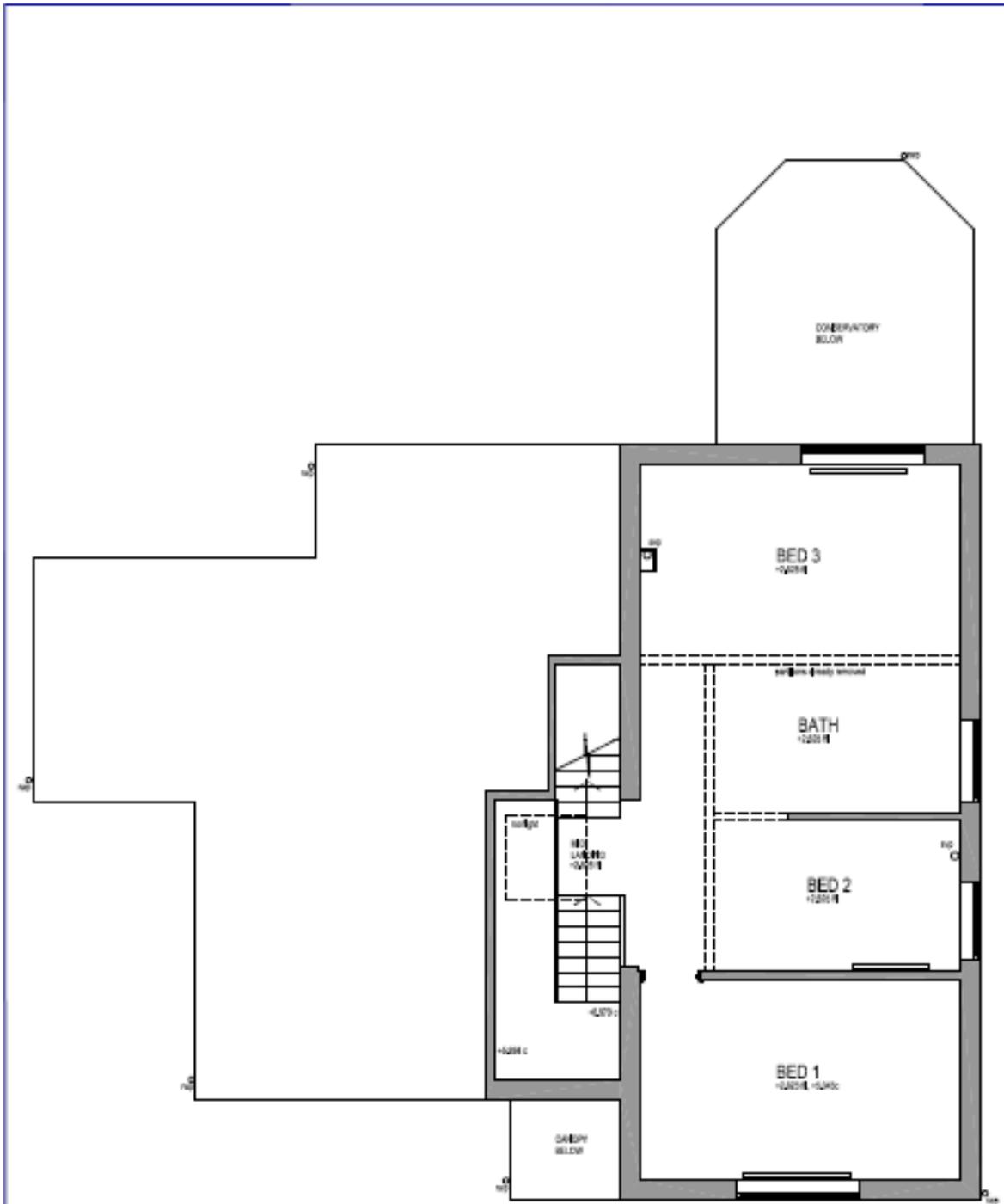
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36 LAKES LANE NEWPORT PAGNELL	36 LAKES LANE NEWPORT PAGNELL	
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PROPOSED GROUND FLOORPLAN  
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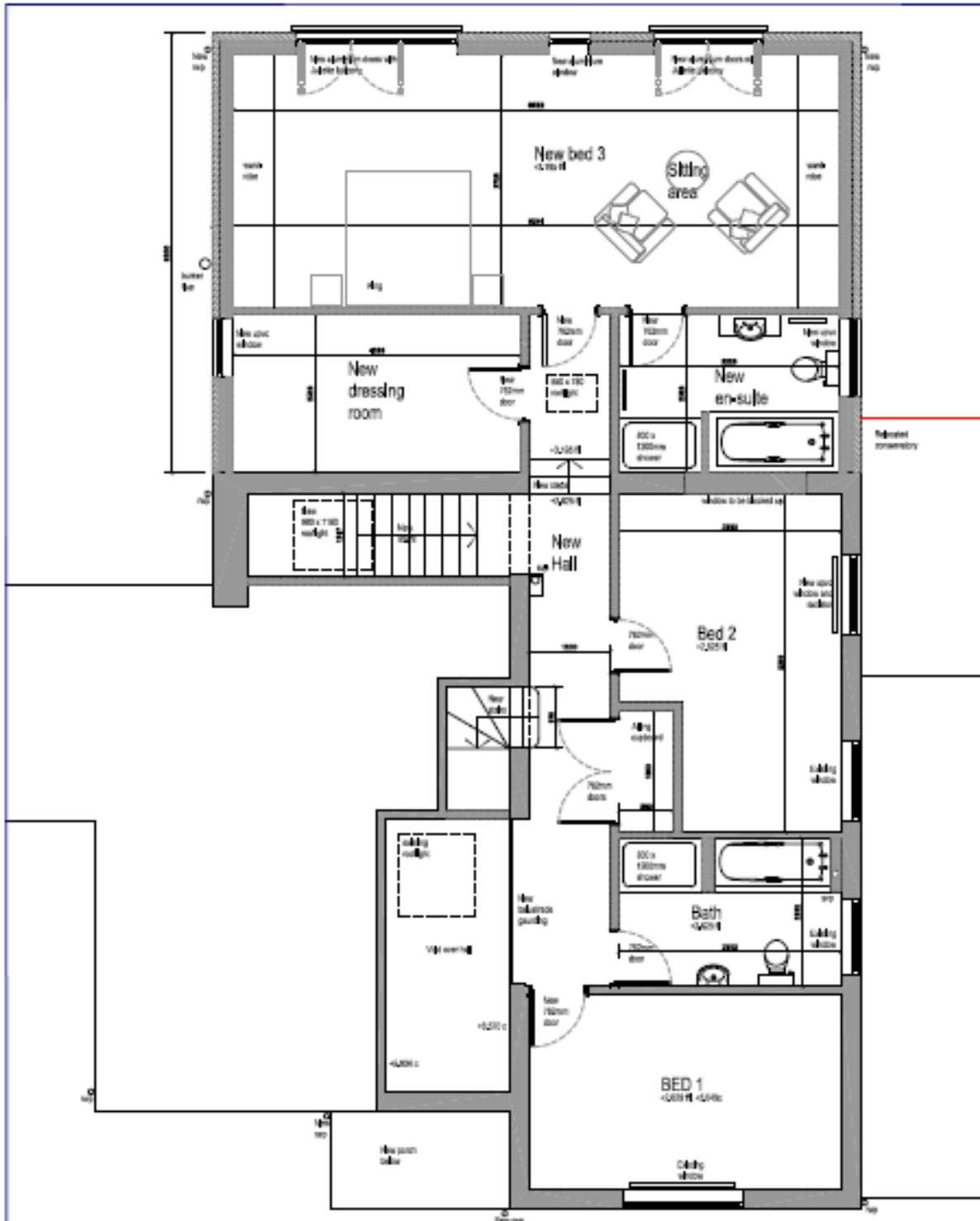
<b>MARTIN COWLING ARCHITECT</b>	
Client:	38 LAKES LANE NEWPORT PACOWELL
Site:	NET
Drawn by:	PROPOSED GROUND FLOORPLAN, SHEET 1 of 2
<small>MARTIN COWLING ARCHITECT MAKING BARNACK, CAMBS, UK 10 BARNACK STREET, NEW BARNACK, 107 7AA, NORTHANTS, NN16 9BA TEL: 01832 350000 FAX: 01832 350001 WWW.MARTINCOWLINGARCHITECT.COM EMAIL: info@martincowlingarchitect.com</small>	
38/LL/ SK006	





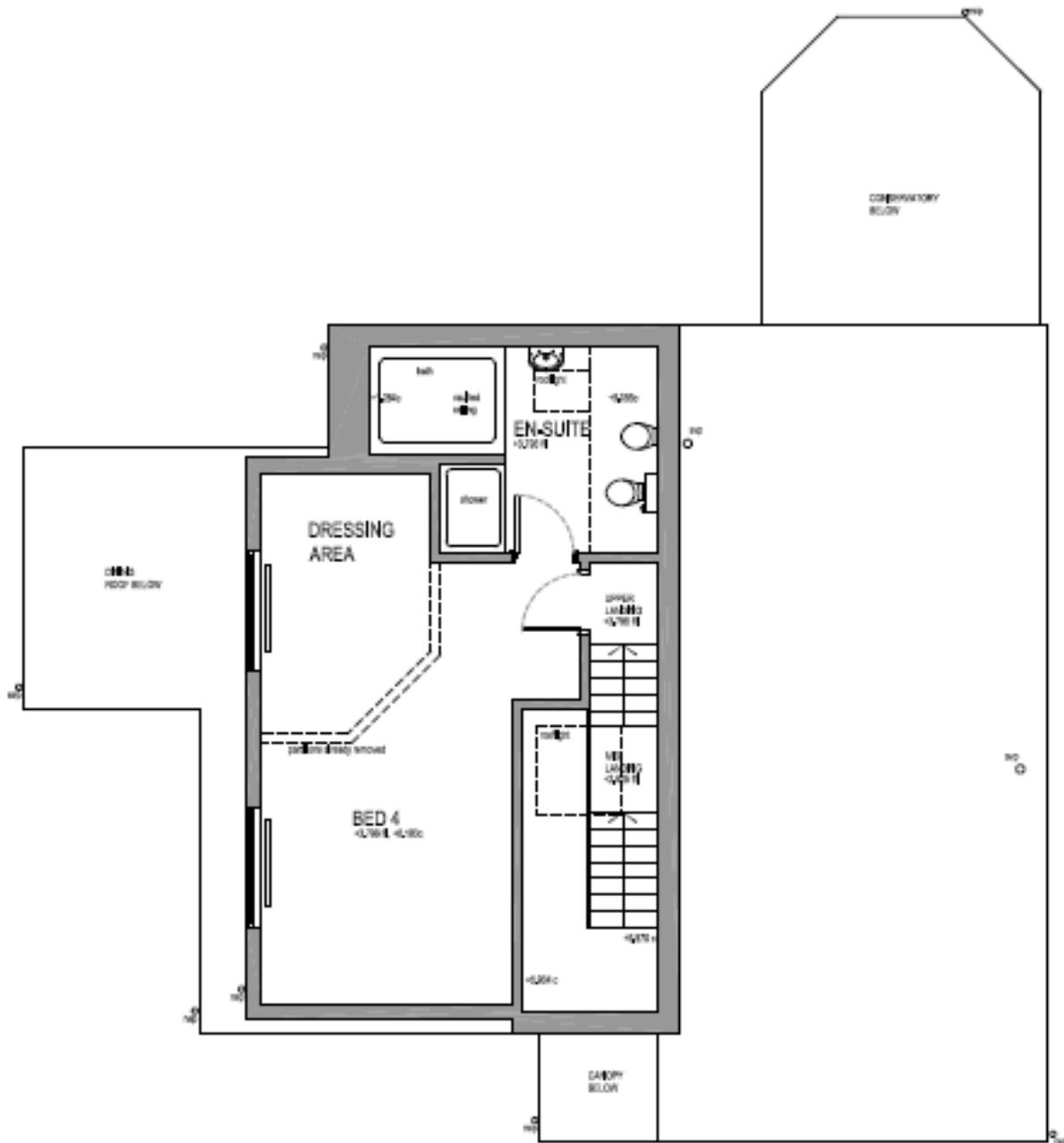
EXISTING MID LEVEL FLOORPLAN  
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<b>MARTIN COWLING ARCHITECT</b>		
DATE	17/11/2024	
PROJECT	36 LAKES LANE NEWPORT PAGNELL	
DESCRIPTION	EXISTING MID LEVEL FLOORPLAN	
TEL: 01628 525248 MOB: 07111 02840	MARTIN COWLING ARCHITECT 36 LAKES LANE 10 SCHOOL STREET, NEW PAGNELL, NEWPORT PAGNELL, MK56 6JH email: martin.cowling@gmail.com	
		36LL/ SK02A



**PROPOSED MID LEVEL FLOORPLAN**  
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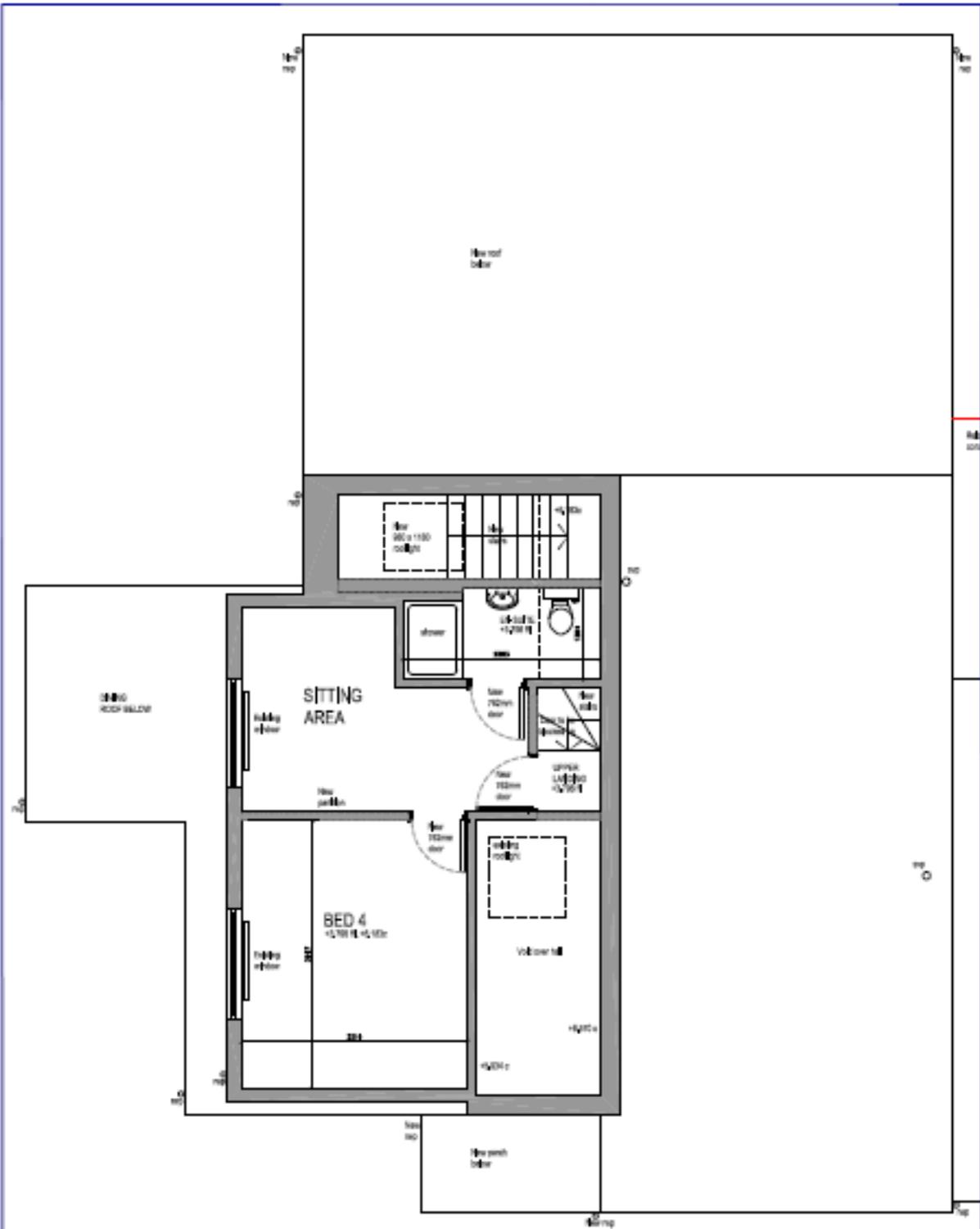
<b>MARTIN COWLING ARCHITECT</b>		
36 LAKES LANE NEWPORT PAGNELL	PROPOSED MID LEVEL FLOORPLAN	
TEL: 01849 52554 MOB: 07711 07565	MARTIN COWLING ARCHITECT 84/85-86 QUAY ROAD 12 SCHOOL STREET, NEW BRAGNELL, LEICESTERSHIRE, MK56 6DQ email: martin.cowling@gmail.com	
36LL / SKDSE		



EXISTING UPPER LEVEL FLOORPLAN  
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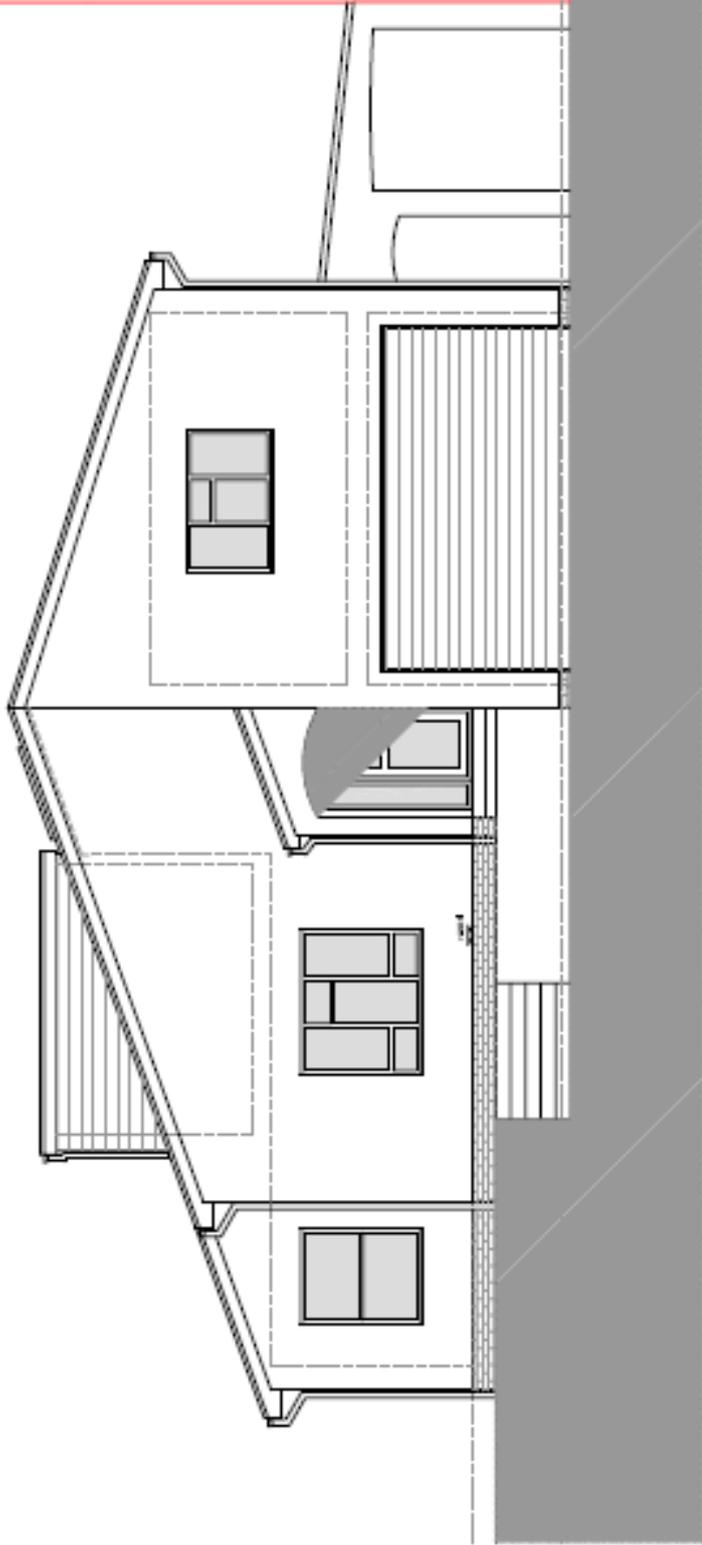
<b>MARTIN COWLING ARCHITECT</b>		
36 LAKES LANE NEWPORT PAGNELL	36 LAKES LANE NEWPORT PAGNELL	
01208 83328 01208 83328	01208 83328 01208 83328	
13 SCHOOL STREET, NEW PAGNELL, MK16 9JL email: martin.cowling@pcma.com	13 SCHOOL STREET, NEW PAGNELL, MK16 9JL email: martin.cowling@pcma.com	

36L/ SK03A



**PROPOSED UPPER LEVEL FLOORPLAN**  
 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>		
36 LAKES LANE NEWPORT PAGNELL	PROPOSED UPPER LEVEL FLOORPLAN	
TEL: 01885 83326 MOBILE: 07711 01860	MARTIN COWLING ARCHITECT BARNSTAPLE ARCHITECTS 10 SCHOOL STREET, NEW BRADWELL, STON KENTON, BUCKINGHAMSHIRE MK43 0JL email: <a href="mailto:martin.cowling@gmail.com">martin.cowling@gmail.com</a>	36LL / SK10E



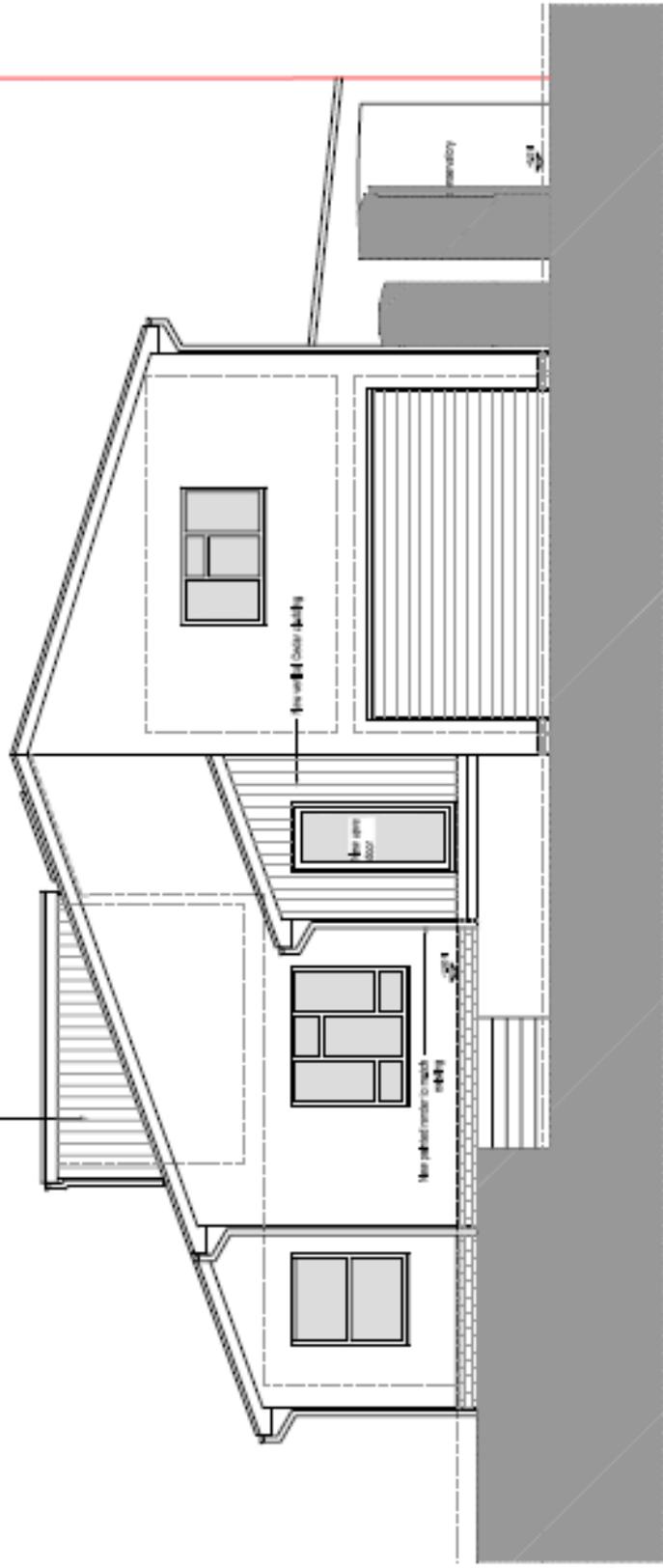
EXISTING FRONT SOUTH ELEVATION 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>	
ARCHITECT	36 LAKES LANE NEWPORT PAGNELL
NO. 1	NO. 1
EXISTING FRONT SOUTH ELEVATION	
MARTIN COWLING ARCHITECT ARCHITECTS 10 SCHOOL STREET NEW PAGNELL, NEWPORT PAGNELL, WILTSHIRE, WILTS, BA12 9JG TEL: 01286 570008 FAX: 01286 570009 WWW.MCA-ARCHITECTS.CO.UK	



36LL / SK04A

New metal Color cladding



New vertical Color cladding

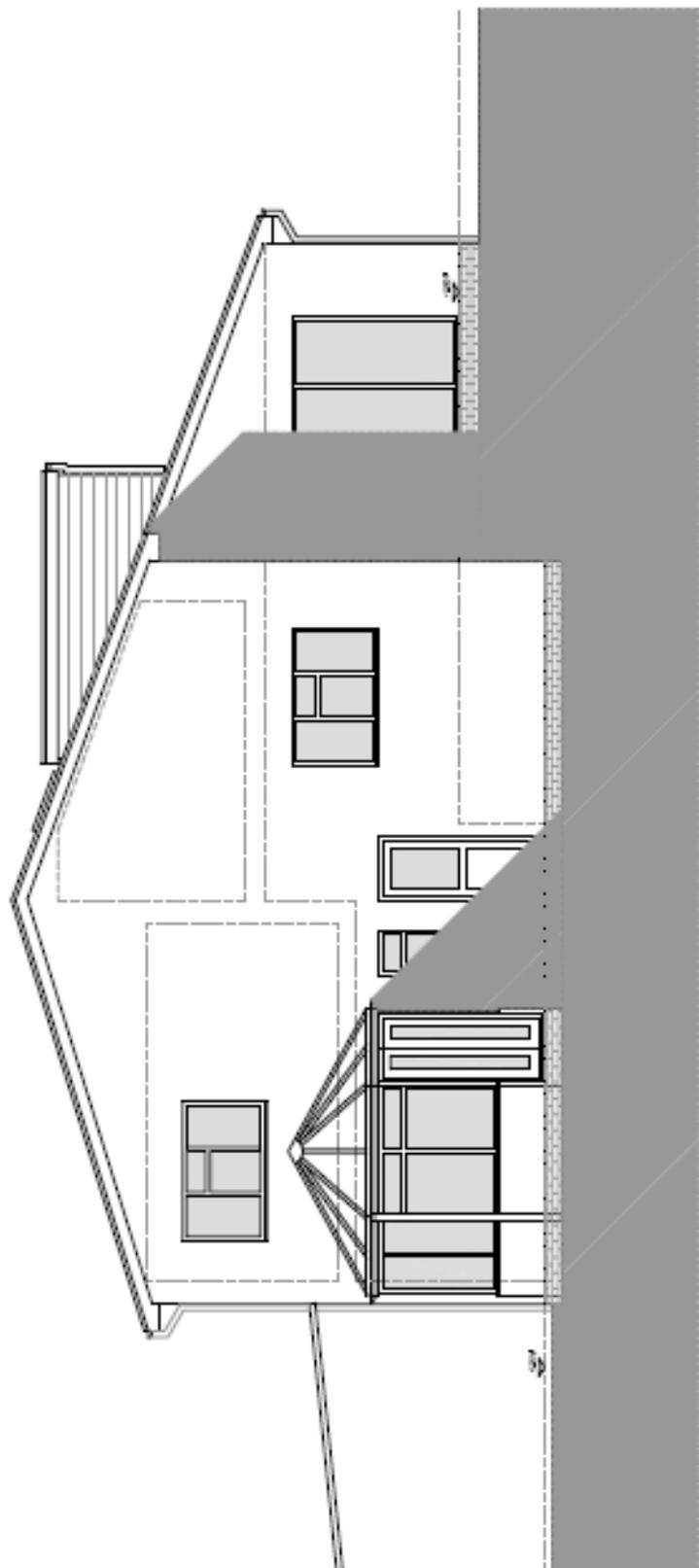
New polished metal color cladding

PROPOSED FRONT SOUTH ELEVATION 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>	
100	38 LAKES LANE
100	NORFOLK NORFOLK
PROPOSED FRONT SOUTH ELEVATION	
MARTIN COWLING ARCHITECT 38 LAKES LANE NORFOLK	
100 NORFOLK NORFOLK	
TEL: 01263 870000	
WWW.MARTINCOWLING.COM	

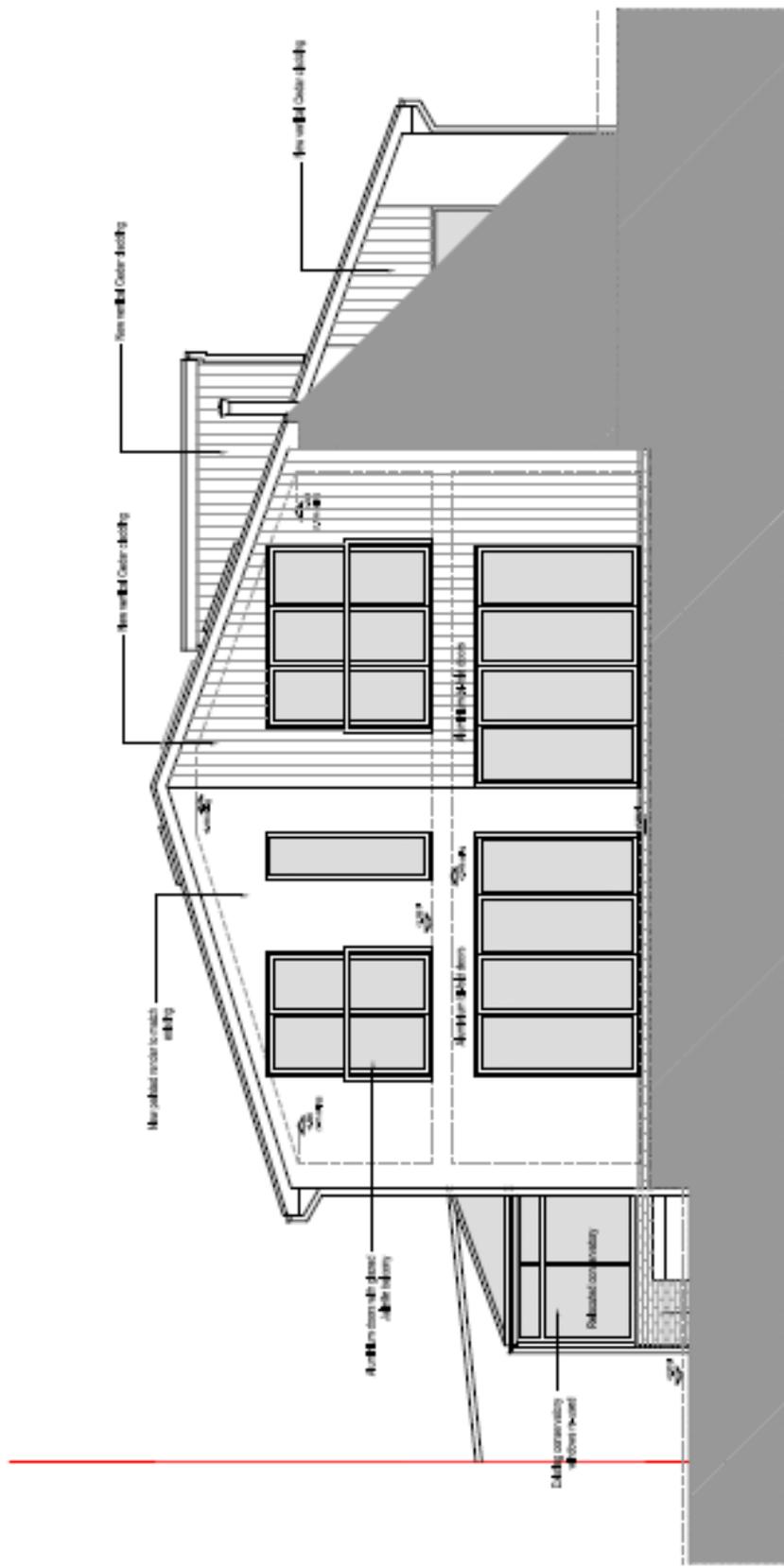






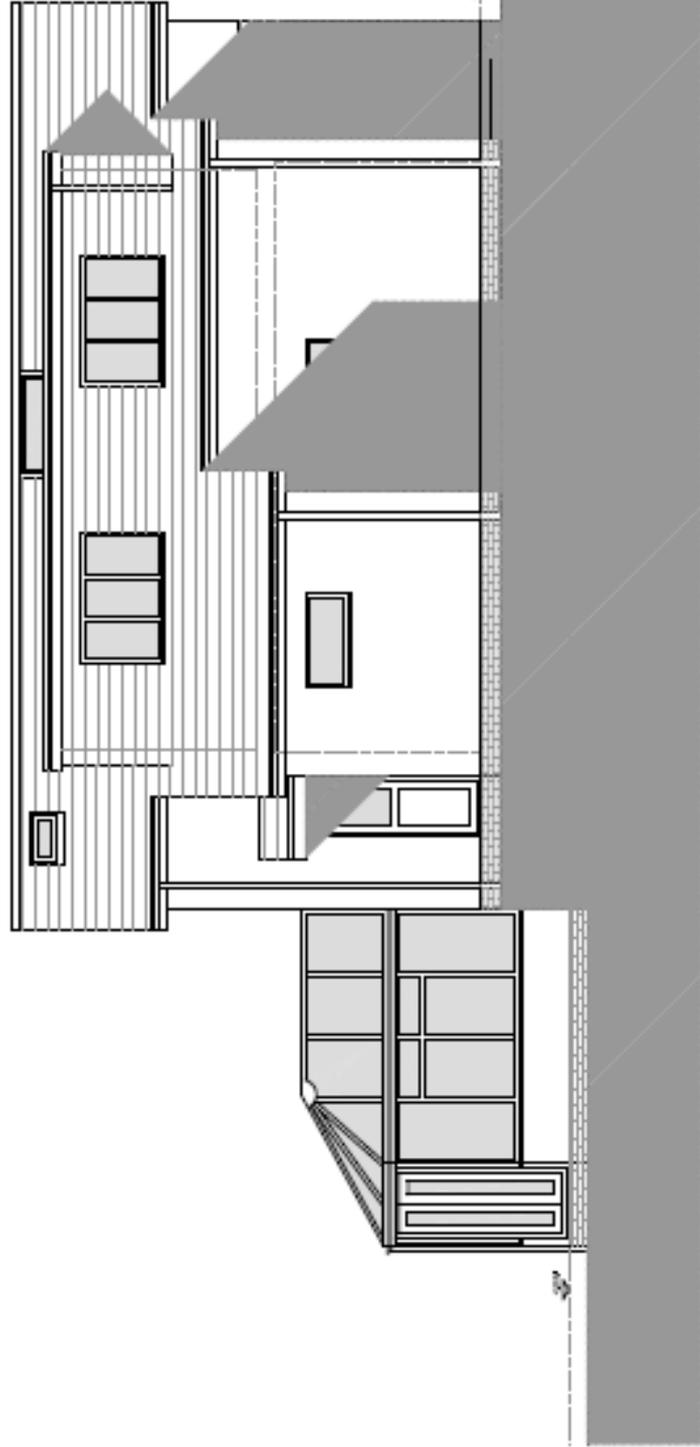
EXISTING REAR NORTH ELEVATION 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>		
38 LAKES LANE NORTHPORT PASADENA, CA 91768 TEL: 909.798.8188 FAX: 909.798.8188 WWW: <a href="http://www.martincowling.com">www.martincowling.com</a>	38 LAKES LANE NORTHPORT PASADENA, CA 91768 TEL: 909.798.8188 FAX: 909.798.8188 WWW: <a href="http://www.martincowling.com">www.martincowling.com</a>	



PROPOSED REAR NORTH ELEVATION 1:50 @ A3

<b>MARTIN COWLING ARCHITECT</b>	
38 LAKES LANE NEWPORT PHOENIX, AZ 85118	602.441.1111 <a href="http://www.martin-cowling.com">www.martin-cowling.com</a>
<b>PROPOSED REAR NORTH ELEVATION</b>	
MARK COWLING ARCHITECT 38 LAKES LANE NEWPORT PHOENIX, AZ 85118 TEL: 602.441.1111 FAX: 602.441.1112 WWW: www.martin-cowling.com	
<b>38LL SK13D</b>	

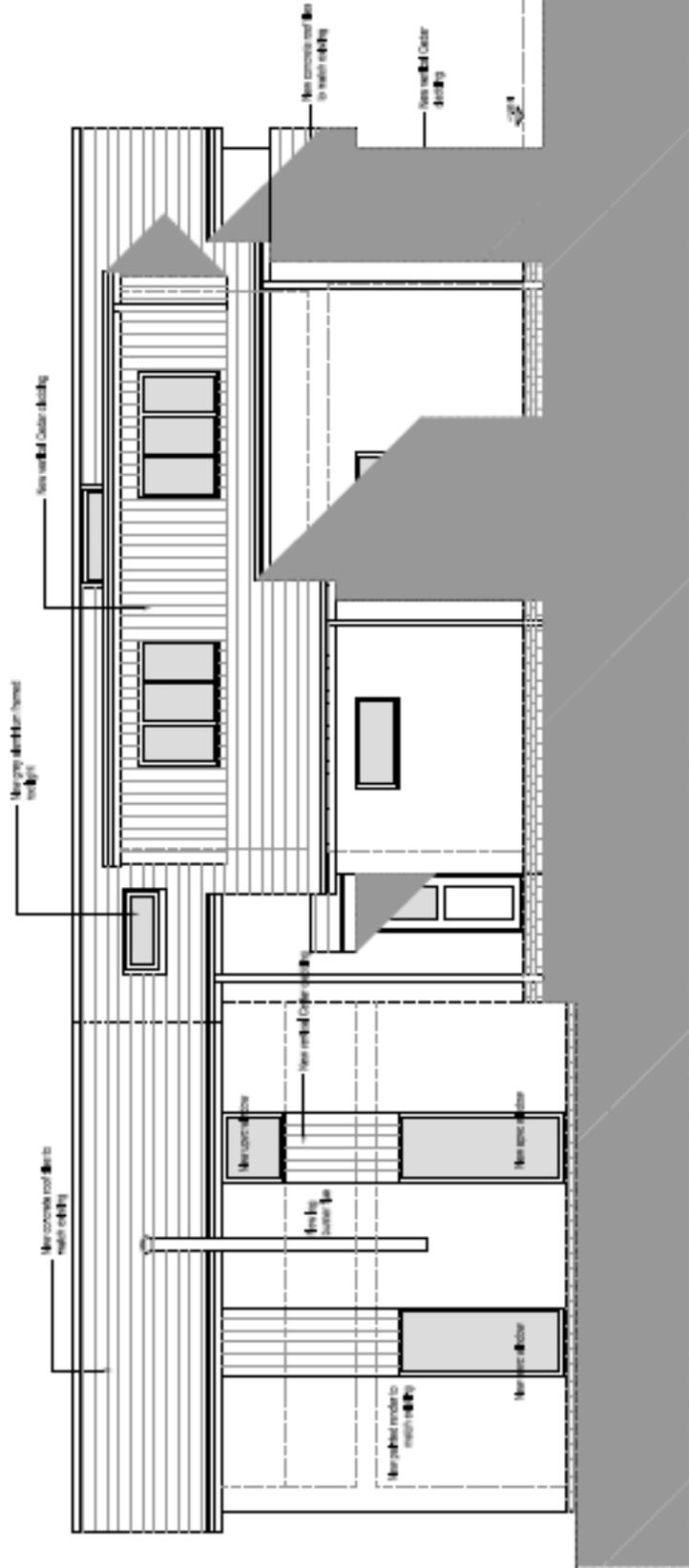


EXISTING WEST SIDE ELEVATION 1:50 @ A3

**MARTIN COWLING ARCHITECT**  
 38 LAKES LANE  
 NEWPORT PACONELL, VT  
 05651  
 TEL: 802.533.1111  
 FAX: 802.533.1112  
 WWW: WWW.MCARCHITECT.COM  
 E-MAIL: INFO@MCARCHITECT.COM



38.LL/ SK05A



PROPOSED WEST SIDE ELEVATION 1:50 @ A3

<b>MARTIN GOWLING ARCHITECT</b>	
38 LAKES LANE NEWPORT PACOVILL	
PROPOSED WEST SIDE ELEVATION	
38 LAKES LANE NEWPORT PACOVILL NEWPORT PACOVILL, VT 05651 PHONE: 802.536.1111 WWW.MARTINGOWLINGARCHITECT.COM	
38 LAKES LANE NEWPORT PACOVILL, VT 05651 PHONE: 802.536.1111 WWW.MARTINGOWLINGARCHITECT.COM	

## **Appendix to 16/01657/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 04/00726/FUL

Single storey side extension

Permission 17.06.2004

15/01009/FUL

Change of use from residential dwelling (use class C3) to residential care home (use class C2)

Permission 24.08.2015

### **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)*

	<b>Comments</b>	<b>Officer Response</b>
A3.1	Cranfield Airport – none received	Noted
A3.2	Environment Agency – none received	Noted
A3.3	Footpath Officer- none received	Noted
A3.4	RAMBLE Ramblers Association – none received	Noted
A3.5	Parish - Newport Pagnell – responded 28 <sup>th</sup> July 2016 stating no objections.	Noted
A3.6	Ward - Newport Pagnell North And Hanslope - Cllr A Geary Chair of Development Control Panel/Development Control Committee	Noted
A3.7	Ward - Newport Pagnell North And Hanslope - Cllr Green – Member of Development Control Panel	Noted
A3.8	Ward - Newport Pagnell North And Hanslope - Cllr Patey- Smith – none received	Noted
A3.9	<b>Local Residents</b> The occupiers of the following properties were notified of the application: 25 Lakes Lane Newport Pagnell MK16 8HS	Noted

27 Lakes Lane Newport Pagnell MK16 8HS  
29 Lakes Lane Newport Pagnell MK16 8HS  
38 Lakes Lane Newport Pagnell MK16 8HR  
Bury View 34A Lakes Lane Newport Pagnell

A site notice was placed near the site on 27<sup>th</sup> July 2016

- |       |   |   |
|-------|---|---|
| A3.10 | One item of third party representation was received from 38 Lakes Lane <b>objecting</b> to the proposal and raising the following concerns. | Noted   |
| A3.11 | There are second floor windows overlooking 38 Lakes Lane, these should be obscurely glazed or changed to roof lights.                       | Noted: impact on neighbouring amenity in relation to 38 Lakes Lane is discussed in paragraphs 5.11-5.12 |
| A3.12 | There is a public footpath to the rear of the property.   | Noted: impact of the design on the local area is discussed in paragraph 5.2-5.7                         |
| A3.13 | The two storey extension will affect light to 38 Lakes Lane   | Noted: impact on neighbouring amenity is discussed in paragraphs 5.11-5.12                              |