

## ITEM 4(f)

**Application Number:** 18/02457/FUL

**Description** - Two-storey rear extension and single-storey side extension

**AT** 4 Pyke Hayes Two Mile Ash Milton Keynes MK8 8PQ

**FOR** Mr & Mrs Holland

**Target:** 30.11.2018

**Extension of Time:** Yes

**Ward:** Bradwell

**Parish:** Abbey Hill Council

**Report Author/Case Officer:** Andrew Pommells  
Planning Officer

**Contact Details:** 01908 253930  
andrew.pommells@milton-keynes.gov.uk

**Team Manager:** Nicola Thompson: nicola.thompson@milton-keynes.gov.uk

### 1.0 RECOMMENDATION

1.1 It is recommended that permission is granted, subject to the conditions set out at the end of this report.

### 2.0 INTRODUCTION

#### The Site

2.1 The application site is currently a four bedroom detached dwelling situated on Pyke Hayes Street. The application site is located within the residential area of Two Mile Ash, Milton Keynes.

#### The Proposal

2.2 The application seeks permission for a two-storey rear extension and single-storey side extension.

#### Reason for referral to committee

2.3 The application has been referred to Development Control Panel by a ward councillor.

### **3.0 RELEVANT POLICIES**

#### **3.1 National Planning Policy Framework (2018)**

Section 12 - Achieving Well-Designed Places

The Development Plan

#### **3.2 Neighbourhood Plan**

There is no neighbourhood plan for this area.

#### **3.3 Core Strategy (2013)**

CS13 - Ensuring High Quality, Well-Designed Places

#### **3.4 Saved Policies of the Local Plan 2001-2011 (2005)**

Policy D1 - Impact of Development Proposals on Locality

Policy D2 - Design of Buildings

Policy T15 – Parking Provision

#### **3.5 Supplementary Planning Documents**

Milton Keynes' adopted Residential Design Guide (2012)

Milton Keynes' adopted Car Parking Standards SPD (2016)

#### **3.6 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.

#### **3.7 Equalities Act 2010**

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

### **4.0 MAIN ISSUES**

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

## 5.0 CONSIDERATIONS

### Principle of development

- 5.1 In accordance with the National Planning Policy Framework 2018, Milton Keynes Council's policy CSA of the Core Strategy 2013 states that; when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.2 Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. In this instance the principle of development is considered to be acceptable under Saved Policy D2 of Milton Keynes' adopted Local Plan which states that extensions to existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.

### Highway matters and parking

- 5.3 In assessing the parking requirements for the proposed development, the application does not seek to increase the number of bedrooms. As the site lies within Zone three of the adopted zones as presented within Milton Keynes' adopted car parking standards SPD, there is an overall requirement as demonstrated within the table for two allocated spaces. This is currently provided on site, with the unallocated requirement being provided on street. During consultation, Milton Keynes Council's Highways officer Mr. Caves gave a 'no objections' response forward as 'the site has two on plot parking spaces in accordance with the council's adopted parking standards'. As a result there is no requirement for additional parking for this site.

Parking Standards Requirement - Zone 3		Provided	
Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
2	0.5	2	0.5
<b>2.5 spaces required</b>		<b>2.5 spaces provided</b>	

- 5.4 The existing parking provided on site is considered to be acceptable and compliant with Saved Policy T15 and Part (iv) of Saved Policy D1 of the adopted local plan.

### Impact on character of the area

- 5.5 In assessing proposed development and the impact on local character, policy CS13 of Milton Keynes' adopted Core Strategy (2013) states that; all new development must be of high design quality in terms of layout, form and appearance, and make a

positive contribution to the character of the area in which it is located. Saved Policy D2 of Milton Keynes' adopted Local Plan (2001-2011) highlights that extensions will only be permitted providing the scale of the proposed extension does not detract from the character of the listed building.

- 5.6 It is acknowledged that the proposed increase in footprint from 72m<sup>2</sup> to 123m<sup>2</sup>, equates to a net increase of (70%) 51m<sup>2</sup> of floor space to the ground floor. Although there would be a significant increase to the amount of floor space, the increase is not considered to detract from the character of the area, as the proposed materials seek to match those of the existing dwelling. Furthermore an adequate rear garden area would still remain. Although it is conceded that there will be an increase in massing of the dwelling, with the proposed two storey rear elevation extending by approximately 2.5m, with a proposed single storey side extension extending out by 3.6m. The character of the area is not considered to be undermined, given the tree-lined street scene provides additional landscaping which would enable the development to harmonise into the street scene.
- 5.7 Furthermore, the width of the street at 6.9m provides a good separation distance and the development would not be considered to be overbearing in the street-scene or harm the character of the area. The development proposals have received a number of objections raising concerns on character, however, for the reasons stated above, the proposals are not deemed to constitute an adverse impact on character and are considered acceptable.

### Design

- 5.8 In assessing the design of the building, concerns have been raised regarding the overall design, particularly the second storey element to the rear and the single storey flat roof to the side elevation. It should be noted that single storey element of the proposed would not be hugely visible from the principle elevation, as only 1 metre (width length) of the side extension would be visible from the front of the dwelling. In terms of the materials being proposed, the facing brick is proposed to match the existing, alongside brown UPVC windows, these are all typical materials and are well-established within the existing street scene and are therefore acceptable.
- 5.9 The introduction of the single storey flat roof to the side element is not considered to cause an adverse impact on the area, due to the scale, and matching materials which would relate well to the application property and the surrounding environment. It is noted that a number of surrounding properties have conservatoires which have a similar presence to the rear elevation, however, with the brick built form, this is considered to be a higher quality addition to the conservatory currently in-situ.
- 5.10 The proposed development would project from the existing rear elevation by 2.5 metres, whilst many homes within the immediate vicinity have rear extensions extending out by up to 4 metres. There is an existing window to the ground floor level east facing. The proposal would not be creating additional windows to the east or west elevation. Furthermore, the proposal would not result in major loss of privacy or be overlooking to the neighbouring properties at number 3 and 8 Pyke

Hayes. As a result, the proposed would not cause detriment of the enjoyment of these properties by the occupier. The proposed development would be comply with to saved policy D1 (iii) of the Milton Keynes Local Plan.

#### Residential amenity

- 5.11 There have been a number of objections relating to the detrimental impact on residential amenity that would be caused by the proposed extensions to No. 4 Pyke Hayes. Some of these concerns have included; loss of enjoyment and loss of privacy. Although the rear extension is second storey, there would be no windows proposed to the sides of either extension and it would not be largely visible from the street scene. It is considered that the impact of the proposed would not be detrimental to neighbours No. 3 and 5 Pyke Hayes due to the separation distance from side to side. The single storey element would be facing No. 5 Pyke Hayes, but would not cause a detrimental impact in terms of visual intrusion and loss of enjoyment as no window openings would be applied to the west elevation and there is existing boundary treatment between. As a result, with no direct relationship between the windows of the application site and neighbouring properties and the main outlook to the rear over the garden area, the amenity of the occupants of both dwellings is considered acceptable.

#### Other matters

- 5.12 There have also been a number of other objections raised which are not material planning considerations. Most prominently has been the potential for the dwelling to be used as a house of multiple occupation or private business. However, this consideration does not form part of the planning application as proposed and as such any proposal to use the dwelling for other uses would be subject to a further planning application.

### **6.0 CONCLUSIONS**

- 6.1 In conclusion, the application is considered to be acceptable and therefore recommended for approval, subject to conditions.

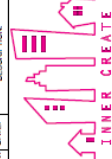
### **7.0 CONDITIONS**

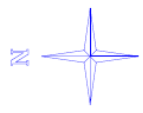
1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

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<p><b>TITLE:</b> BLOCK PLAN</p>			
<p><b>CLIENT:</b> Mr &amp; Mrs Holland</p>			
<p><b>PROPERTY:</b> 4 Pyke Hayes, Two Mile Ash, Milton Keynes, MK9 5PQ</p>			
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DRAWING NUMBER: 18002-408		REV: A	



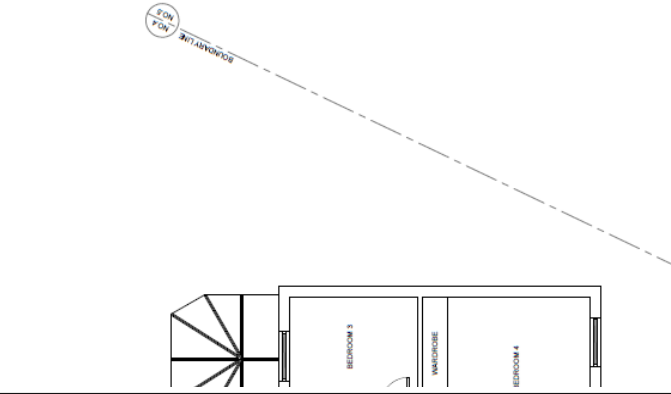
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 CLIENT: Mr & Mrs Holland  
 PROPERTY: 4 Fyke Hayes, Two Mile Ash, Milton Keynes, MK18 8PQ

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 DRAWN: RZ  
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 REV: B



NOTE:

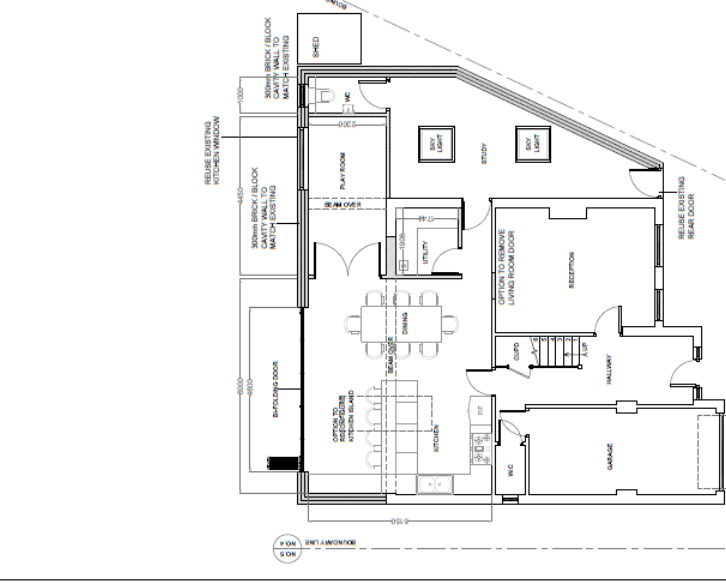
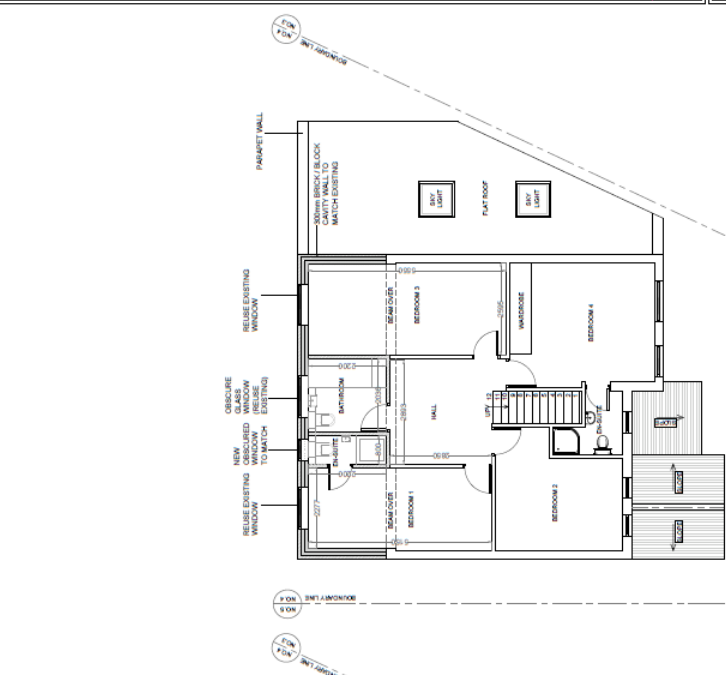
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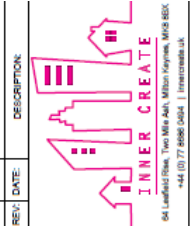
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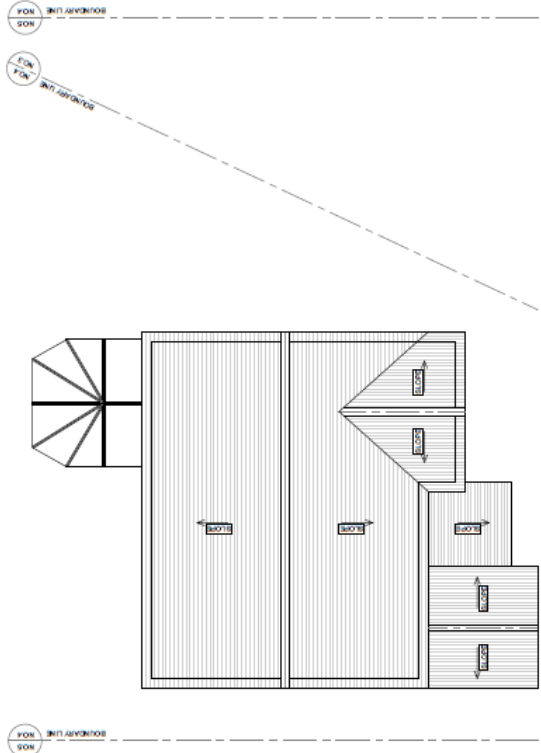
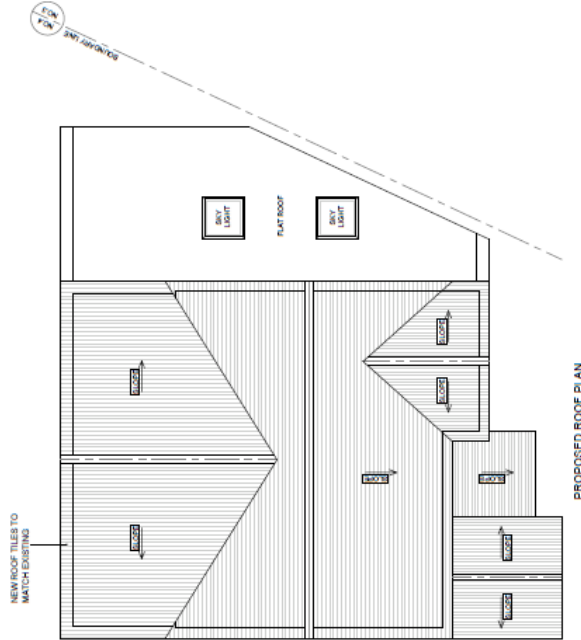


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CLIENT: Mr & Mrs Holland

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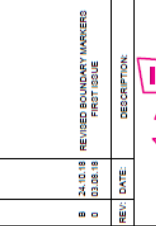
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B	24.10.16	REVISED BOUNDARY MARKERS
A	03.08.16	FIRST ISSUE

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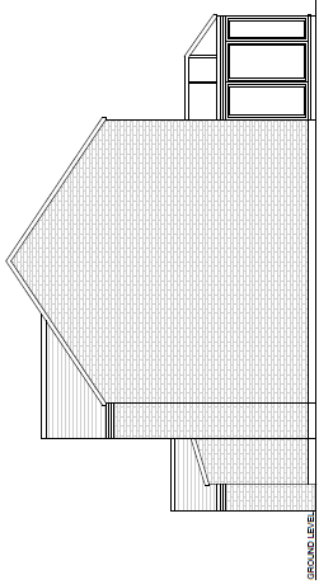
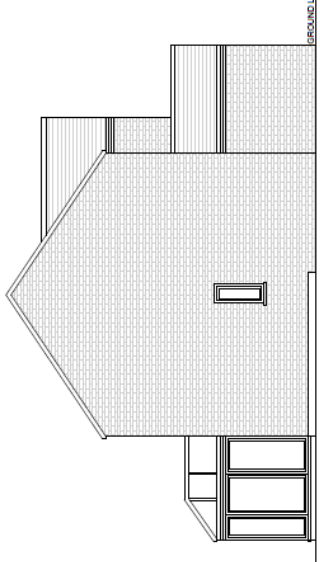
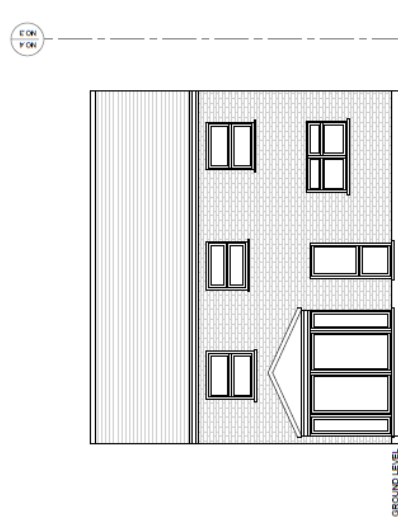


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TITLE: EXISTING ELEVATIONS  
 CLIENT: Mr & Mrs Holland

PROPERTY:  
 4 Pyke Hayes,  
 Two Mile Ash,  
 Milton Keynes,  
 MK3 8PQ

SCALE: @A3	DRAWN: RZ
1:100	CHECKED: DM
DRAWING NUMBER: 18003-A04	REV: B



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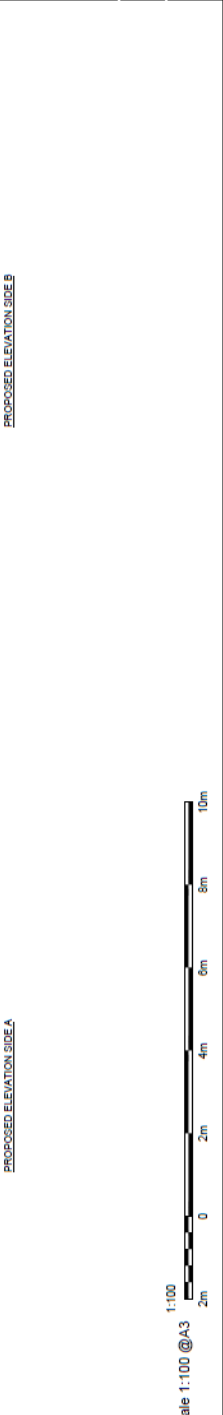
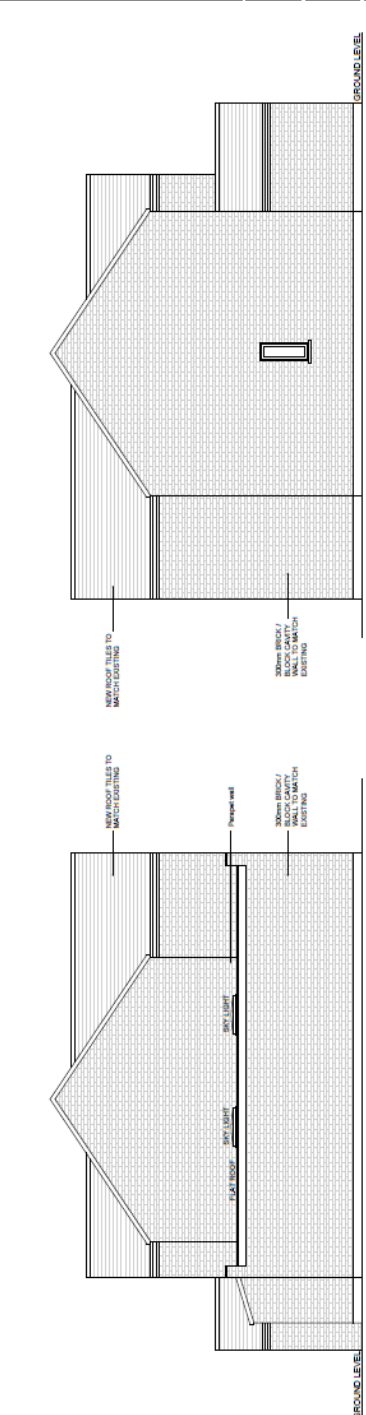
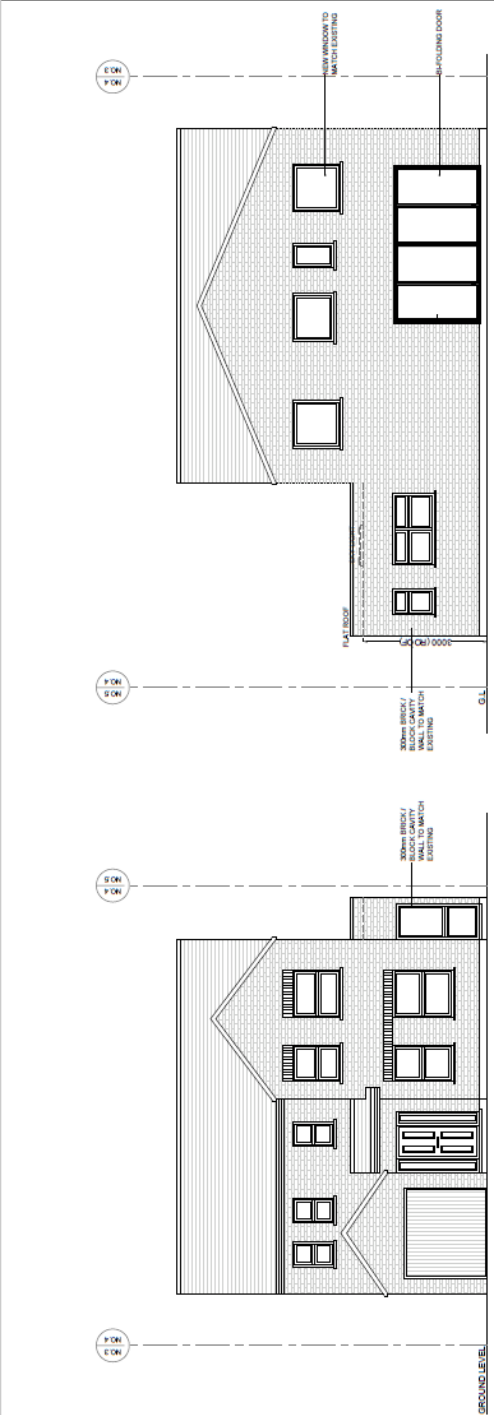
TITLE: PROPOSED ELEVATIONS

CLIENT: Mr & Mrs Holland

PROPERTY: 4 Pyke Hayes, Two Mile Ash, Milton Keynes, MK8 8PQ

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CHECKED: DMJ

DRAWING NUMBER: 18002-A05  
REV: B



## **Appendix to 18/01734/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

A1.1 There is no relevant planning history associated with the site.

### **A2.0 ADDITIONAL MATTERS**

A2.1 None.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

A3.1 Bradwell Ward - Councillor M. Bradburn  
No response received.

A3.2 Bradwell Ward - Councillor R. Bradburn  
'Thank you for this - I have visited the site on a couple of occasions now and spoken to neighbours of the property. In fact they had a conversation with the applicant but this did not appear to solve any differences. In the circumstances can I ask you to refer the application to the Panel/Committee if you are minded to grant.'

A3.3 Bradwell Ward – Councillor McCall  
No response received.

A3.4 Abbey Hill Parish Council  
'Abbey Hill Parish Council object on the grounds that the design is not in keeping with the area, notably the flat roof, and secondly, loss of light to neighbouring property.'

A3.5 MKC Highways Officer  
No comments received

A3.6 Public Representations  
3 Third party objections have been received from 3 addresses and are summarised as follows:

#### Material Considerations

- Unattractive/Out of character
- Loss of privacy and light
- Loss of Enjoyment