

**Application Number: 16/03308/FUL
Other**

Part two storey, part single storey rear extension and loft conversion with front and rear rooflights and new windows installed in each elevation following the approval of application 15/02540/FUL

AT 135 Lynmouth Crescent, Furzton, Milton Keynes

FOR Mr Mark Lopez

Target: 13th January 2017

Ward: Shenley Brook End

**Parish: Shenley Brook End & Tattenhoe
PC**

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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. 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 application has received an objection from Shenley Brook End & Tattenhoe Parish Council.
- 1.3 **The Site**

The application site is located in a residential area on the south east side of Lynmouth Crescent in Furzton. The dwellings along this section of Lynmouth Crescent follow the curve of the road. The application site contains a two storey brick constructed dwelling with a detached single garage located to the south west of the dwelling, which is attached to the single garage of no. 137 Lynmouth Crescent. No. 137 Lynmouth Crescent is a semi-detached two

storey dwelling located to the south west of the application site and is set back from the road a similar distance to the application dwelling. No. 133 Lynmouth Crescent is a detached two storey dwelling to the north east of the application site set at an angle from the application dwelling with the front of no. 133 angled slightly away from and the rear slightly angled towards the application site. To the south east of the application site is a flanking neighbour no. 12 Exebridge, a semi-detached two storey dwelling. To the north west of the application site is Lynmouth Crescent with an area of public open space beyond.

1.4 The Proposal

This application seeks permission for a part two storey, part single storey rear extension and a loft conversion with two rooflights to the front and one rooflight to the rear. The materials to be used would match those of the parent building. There would also be a larger chimney breast to the north east elevation and several new windows to existing elevations:

1. Replacement window to north west elevation at first floor level
2. Obscurely glazed window to north east elevation at first floor level
3. Obscurely glazed window to south west elevation at second floor level
4. Obscurely glazed window to south west elevation between first and second level
5. Window to south west elevation at ground floor level
6. Obscurely glazed window to south east elevation at first floor level

1.5 The proposed rear extension would measure 4 metres in depth. At ground floor level the extension would measure 8.5 metres in width and at first floor level it would measure 6.7 metres in width. The single storey element of the proposed development would have a mono-pitched roof measuring 2.4 metres to the eaves and 3.5 metres to ridge height. The two storey element of the extension would have a hipped roof measuring 4.9 metres to the eaves and 7.4 metres to ridge height.

1.6 This application follows the approval of full planning application 15/02540/FUL for a part two storey, part single storey rear extension and loft conversion.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Paragraph 7 – Requiring Good Design

Paragraph 17 – High Quality Design

Paragraph 64 – Impact on Character and Appearance of the Area

2.2 Local Policy

Milton Keynes Core Strategy 2013

Policy CS13 – Ensuring High Quality, Well Designed Places

2.3 Milton Keynes Local Plan (2001-2011) (Saved Policies)

D1 – Impact of Development Proposals on Locality
D2 – Design of Buildings
T15 – Parking Provision

2.4 Supplementary Planning Documents

Milton Keynes Parking Standards 2016 (Supplementary Planning Document)

New Residential Development Design Guide 2012 (Supplementary Planning Document)

3.0 MAIN ISSUES

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

- 3.1 Whether the proposal would have an acceptable impact on the character and appearance of the local area.
- 3.2 Whether the proposal would have an acceptable impact on the amenity of neighbouring properties.
- 3.3 Whether the proposal would have impact on parking provision.

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 6.0 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 alterations to existing buildings, therefore the principle of a part two storey, part single storey rear extension would be acceptable providing that:

- The design would not detract from the character and appearance of the original building or local area
- There would be no unacceptable impact on the amenity of neighbouring residents
- There would be adequate parking provision

5.2 Design and Resulting Impact on Character and Appearance of the Area

Saved Policies D1 and D2 of the Milton Keynes Local Plan (2001-2011) and

Policy CS13 of the Adopted Milton Keynes Core Strategy 2013 require the Council to have particular regard to the design and visual impact of new development and to the context in which it is placed.

- 5.3 Saved Policy D2 of the Milton Keynes Local Plan (2001-2011) states that development proposals will be refused unless they:
- “i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance
 - ii) Relate well to and enhance the surrounding environment”
- 5.4 The proposed extension would be located to the rear of the dwelling and extend beyond the existing south west side elevation by 1.55 metres therefore the majority of the development would not be visible from the street scene. Whilst noted that the proposed development would be a substantial addition to the existing dwelling, it would have a hipped roof with a lower ridge height than the parent building, therefore would be considered subservient. The impact of the visible section of the proposed development on the street scene would be mitigated by the detached single garage, therefore would not appear out of keeping with other dwellings in the area. On balance, the proposed development would be of a scale that would not cause detrimental effects to the locality or detract significantly from the character of the original dwelling.
- 5.5 The proposed chimney breast, front rooflights and new openings would be considered minor alterations and would not have a negative impact on the character and appearance of the local area.
- 5.6 The surrounding area is primarily characterised by a residential estate of two storey dwellings similar in design and materials, therefore the use of matching materials for the proposed extension further ensures that the development would relate well to the original dwelling and the surrounding area.
- 5.7 Impact on Amenity of Neighbouring Residents
- Saved Policy D1 (iii) of the Milton Keynes Local Plan (2001-2011) states that planning permission will be refused if the development would be harmful in that it would cause “an unacceptable visual intrusion or loss of privacy, sunlight and daylight.”
- 5.8 The proposed development would be located to the south east of the dwelling, some distance away from neighbouring dwellings. Whilst noted that there would be a degree of impact to the amenity of no. 137 Lynmouth Crescent due to the two storey element of the rear extension, the visual intrusion would be considered acceptable. The proposed development would have a minimal impact on the light to the rear habitable rooms and gardens of the neighbouring dwellings.
- 5.9 The New Residential Development Design Supplementary Planning Guide 2012 sets a privacy rear to flank spacing and separation distance of 13.7

metres as measured from first floor window to first floor window. Whilst the proposed extension would project 4 metres at first floor level from the existing rear elevation, the proposed openings to the south east elevation would be located 15 metres from the boundary with flanking neighbour no. 12 Exebridge, therefore would not create an unacceptable loss of privacy to that neighbouring dwelling. There would be no openings at first floor level offering an outlook over nos. 133 and 137 Lynmouth Crescent therefore there would be no loss of privacy to these neighbouring dwellings.

5.10 The proposed windows to the side and rear elevations at first and second floor level would be obscurely glazed, therefore would cause no loss of privacy to neighbouring dwellings. The proposed replacement window to the front elevation would overlook Lynmouth Crescent and the public open space beyond, therefore would not affect the privacy of neighbouring dwellings.

5.11 Parking Provision

The current dwelling has three bedrooms. The proposed development would create an additional two bedrooms to total five bedrooms. The parking requirements within the Milton Keynes Parking Standards 2016 (SPD) for 4+ bedroom dwellings is the same for 3 bedrooms dwellings for Zone 3, as such there is no additional parking provision required.

5.12 Conclusion

On balance, the proposed development is acceptable with regard to its impact on the character and appearance of the area. Furthermore, neighbouring dwellings would not be significantly affected by visual intrusion or loss of privacy or light. The proposed development is therefore in accordance with national and local planning policy guidance and thus approval is recommended subject to the conditions listed in 6.0 of this report.

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. (D11)

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.

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority. (M01)

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

Appendix to 16/03308/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 98/00461/MK

ERECTION OF A TELESCOPIC 9.1 METRE HIGH AMATEUR RADIO MAST
AND ASSOCIATED AERIALS
PENAMZ 01.07.1998

14/02665/FUL

Part two storey part single storey rear extension, loft conversion and insertion
of additional windows to side elevations
Refused 20.02.2015

15/02540/FUL

Two storey rear extension and loft conversion (Resubmission of
14/02665/FUL)
Permission 04.12.2015

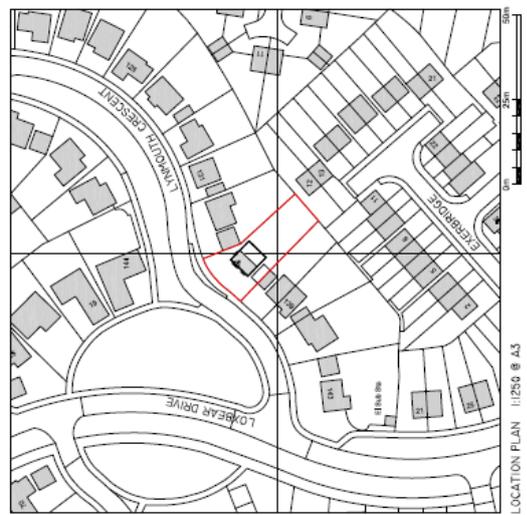
A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.



EXISTING SITE BLOCK PLAN 1:250 @ A3



LOCATION PLAN 1:250 @ A3

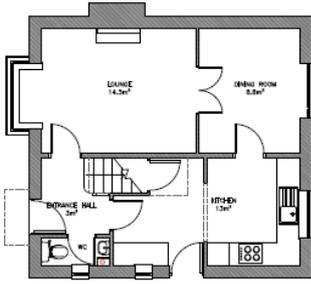


PIC 1: EXISTING FRONT ELEVATION

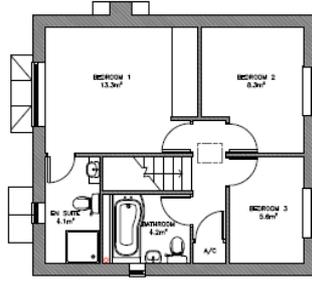


PIC 2: VIEW FROM GARDEN

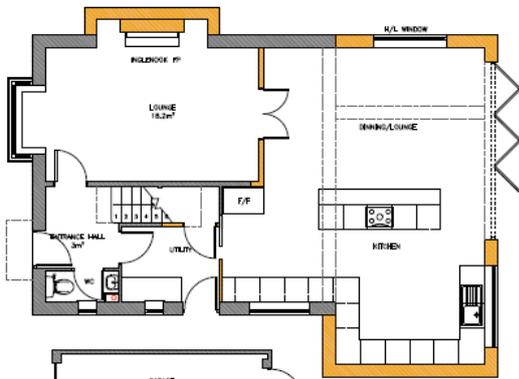
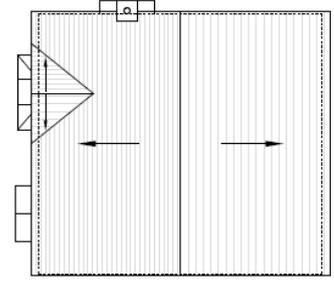




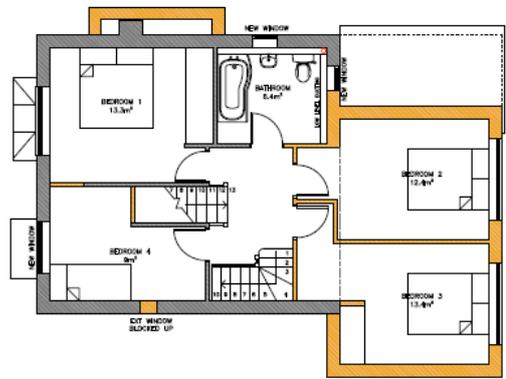
EXISTING GROUND FLOOR PLAN 1:100@A3



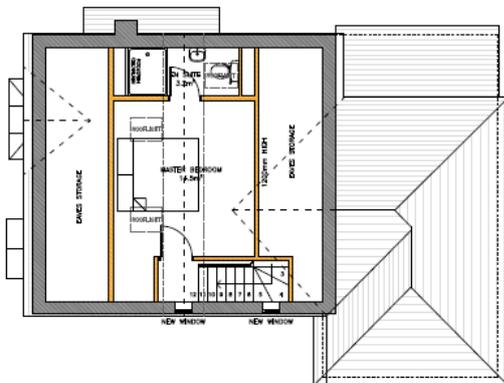
EXISTING FIRST FLOOR PLAN 1:100@A3



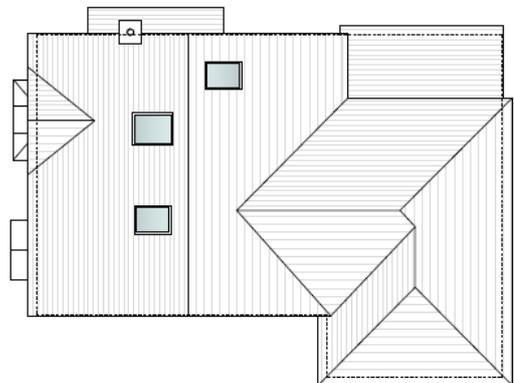
PROPOSED GROUND FLOOR PLAN 1:100@A3

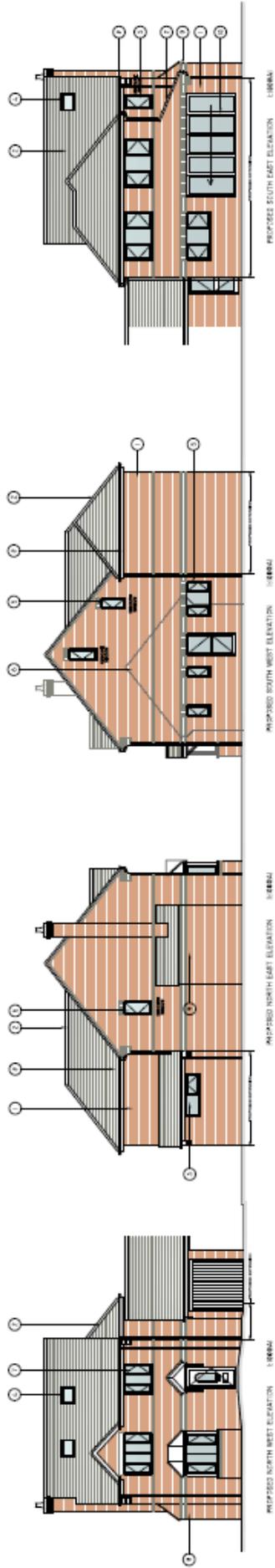


PROPOSED FIRST FLOOR PLAN 1:100@A3



PROPOSED LOFT FLOOR PLAN 1:100@A3





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 Parish - Shenley Brook End & Tattenhoe (Objection)

The Parish Council objects that the proposed size is not in keeping with the area and visual impact on the surrounding properties.

Noted and addressed in paragraph 5.4

A3.2 Ward - Shenley Brook End - Cllr Ganatra (No comments received)

A3.3 Ward - Shenley Brook End - Cllr Williams (No comments received)

A3.4 Ward - Shenley Brook End - Cllr Cannon (No comments received)

A3.5 Local Residents

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

11 Exebridge Furzton Milton Keynes

137 Lynmouth Crescent Furzton Milton Keynes

12 Exebridge Furzton Milton Keynes

133 Lynmouth Crescent Furzton Milton Keynes

(No representations received)