

APP 13

Application Number: 12/01820/FUL
Other

Erection of a single storey rear extension and garage conversion

AT 84 Century Avenue, Oldbrook, Milton Keynes

FOR Mrs M M A Ibrahim

Target: 30th October 2012

Ward: Campbell Park

Parish: Campbell Park Parish Council

Report Author/Case Officer: Mr Christie Megson

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Head of Team: Andrew Horner

Contact Details: 01908 252609 andrew.horner@milton-keynes.gov.uk

1.0 INTRODUCTION

1.1 The Site

The application site is a link detached dwelling in the residential of area Oldbrook, located to the immediate south of Central Milton Keynes. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The current application seeks permission for the erection of a single storey extension to the rear of the application dwelling; consent is also sought for the conversion of the garage to a habitable living space. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

2.1 National Policy

National Planning Policy Framework paragraph

17: Core Planning Principles

56: Good Design

2.2 Local Policy

Core Strategy

Policy CS 13: Ensuring High Quality, Well Designed Places".

Adopted Milton Keynes Local Plan 2001-2011

D1: Impact of development proposals on locality
D2: Design of buildings

Supplementary Planning Guidance

None relevant.

3.0 MAIN ISSUES

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

- 3.1 1. Impact on the character and appearance of the area. Owing to the situation at the rear of the application property, the proposed extension is not visible from the street scene and is therefore considered acceptable. While the garage door will be removed and replaced by a small window, this is not considered to disrupt the continuity of the street frontage, owing to the varied mix of housing in the area.
2. Impact on neighbouring amenity. The proposed single storey extension is located in an infill between the existing conservatory to the rear of the application property, and the rear of No. 82 Century Avenue. This is deemed to reduce the impact of the proposed extension on this neighbouring property.

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 the end of this report.

5.0 CONSIDERATIONS

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

5.1 Impact on the Character and Appearance of the Area.

As the proposed single storey extension is to the rear of the application dwelling it will not be visible from the public realm, this element of the application is not deemed an issue in regard to the impact of the development on the character and appearance of the area.

- 5.2 The conversion of the link garage to a habitable living space includes the removal of the existing garage door, and the erection of a wall with small window to occupy this opening. The front elevation of the garage is stepped back from the primary front elevations of both the application dwelling and the immediately adjoining dwelling, No. 82 Century Avenue. This is considered to mitigate the loss of the garage door. In addition to this, Century Avenue and the surrounding streets are typified by a diverse mix of housing, meaning a continuous street frontage is not present. It is noted that the materials of the proposal will match those of the existing, and it is therefore considered that the proposal will not significantly impact on the character and appearance of the area.

5.3 Impact of the proposal on Neighbouring Amenity

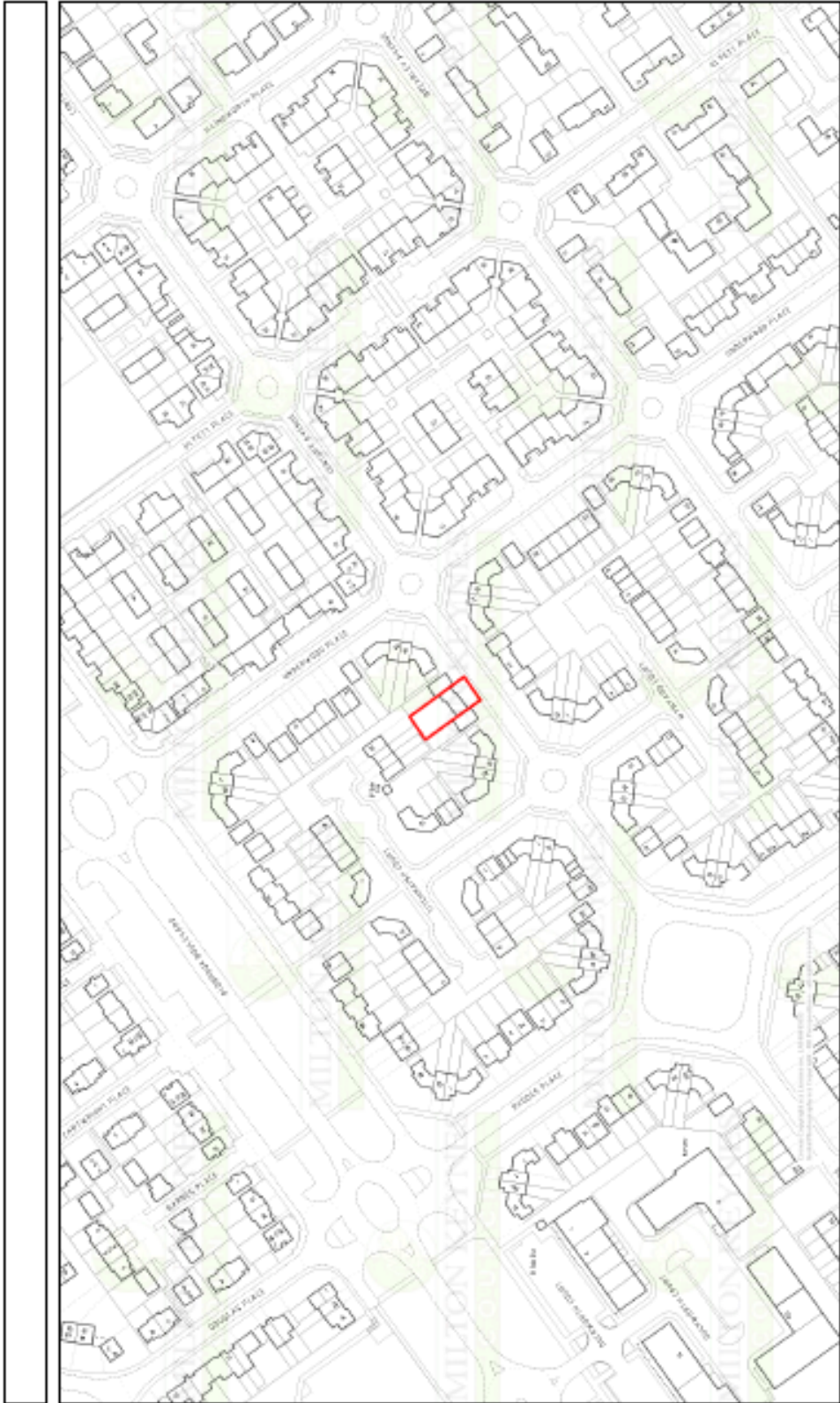
Due to the location of the existing single storey extension to the rear of the application dwelling, the proposed extension will be significantly obscured from the rear of No. 86, and the impact to this neighbouring property is consequently considered to be minimal.

- 5.4 While it is noted that the proposed single storey has a depth of approximately 4.0 metres, owing to the situation of the proposal, infilling the area between the existing rear conservatory, and the rear elevation of No. 82 Century Avenue, it will only extend approximately 3.3 metres along the shared boundary separating No. 82 and the application dwelling. It is acknowledged that the Council guideline advises single storey extensions to the rear of link detached dwelling should project no further than 3.6 metres. Nevertheless, project approximately 3.3 metres from the rear of No. 82 Century Avenue; the proposed extension does not exceed this guideline.
- 5.5 Owing to the presence of an existing conservatory to the rear of No. 82 Century Avenue, which also exceeds the aforementioned guideline, it is not considered justifiable to deem the proposed extension unacceptable on these grounds.
- 5.6 It is noted that the northeast side elevation of the proposed extension, (that facing onto the conservatory to the rear of No. 82) has no fenestration, and the impact on the privacy of the neighbouring occupiers will therefore be minimal. Similarly, it is not anticipated that the proposal will detract from the light to the neighbouring conservatory, due to its glazed roof.
- 5.7 With regard to the conversion of the link garage, which is intended to be utilised as a living room, it is not considered that this element of the proposal will cause sufficient noise pollution to warrant a refusal on these grounds.

6.0 CONDITIONS

- 6.1 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)



 <p>Scale 1:1250</p> <p>Date 14/11/2012</p> <p>Author:</p>	<p>Centre = 483324 E 237562 N</p>	<p>Copyright (C) Licence No. LA100019650 Aerial Photography Copyright (C) Geopac pictures - All rights reserved.</p>	
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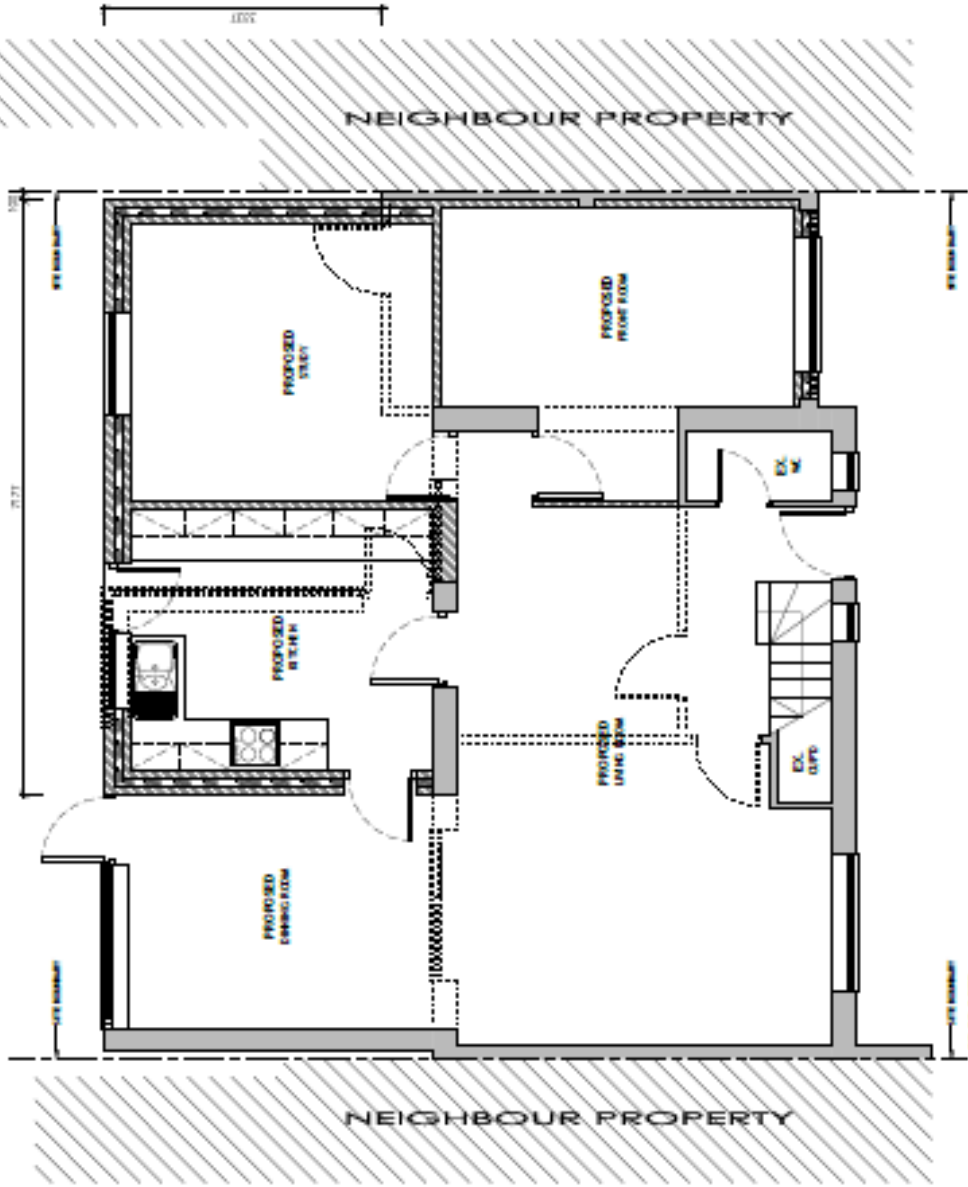
SITE PLAN



BLOCK PLAN

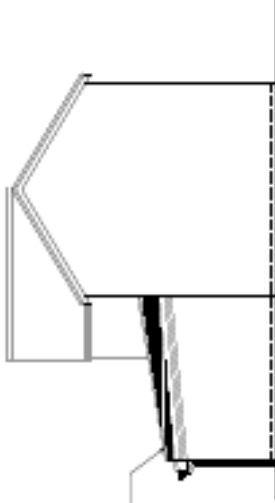
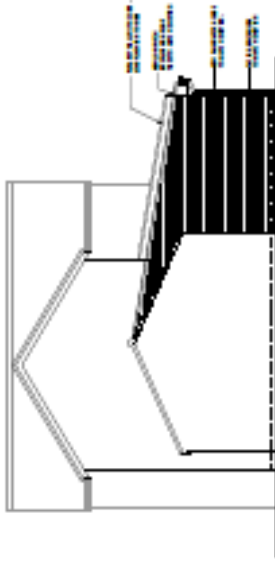
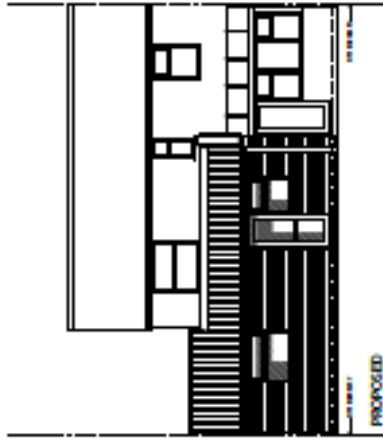
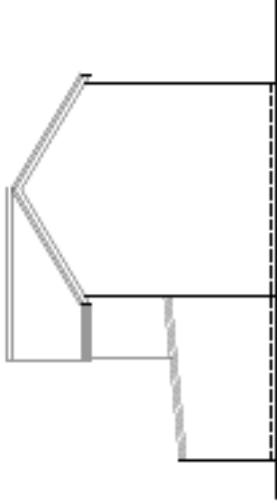
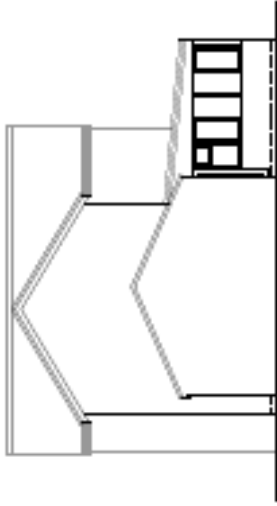
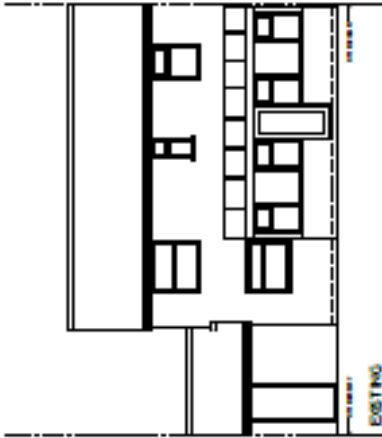
PLANNING ISSUE	
 PLANMORE ARCHITECTURAL SERVICES PLANMORE ARCHITECTURAL SERVICES 1415 W. 10TH STREET DENVER, CO 80202 www.planmore.com	
PROJECT: SINGLE-FAMILY HOME EXTENSION AND GARAGE CONVERSION ADDRESS: 1415 W. 10TH STREET, DENVER, CO 80202	
DATE: 10/15/2024	SCALE: AS SHOWN
DESIGNER: [Name]	DATE: [Date]

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PLANNING ISSUE	
 PLANMORE ARCHITECTURAL SERVICES	
PLANMORE ARCHITECTURAL SERVICES 141 GLENVIEW ROAD MELBOURNE VIC 3045 www.planmore.com.au	
PROJECT	SHRILL STREET NEAR INTERSECTION AND 141 GLENVIEW ROAD
DATE	14 FEBRUARY 2024
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
SCALE	AS SHOWN
DATE	14 FEBRUARY 2024
PROJECT	SHRILL STREET NEAR INTERSECTION AND 141 GLENVIEW ROAD
DATE	14 FEBRUARY 2024
DESCRIPTION	PROPOSED GROUND FLOOR PLAN
SCALE	AS SHOWN
DATE	14 FEBRUARY 2024

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NOTES:

- Floor line to match siding
- Fencing to be to bed of falling
- Edge trimer Goods to match siding
- Double Check and when used close to match siding

BUILDING CONTROL

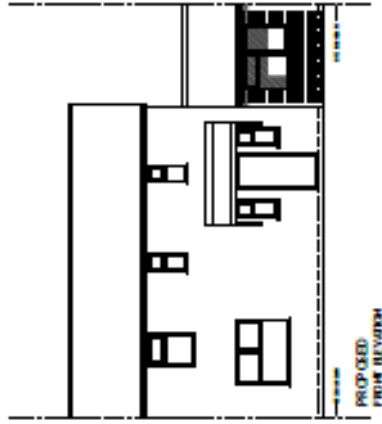
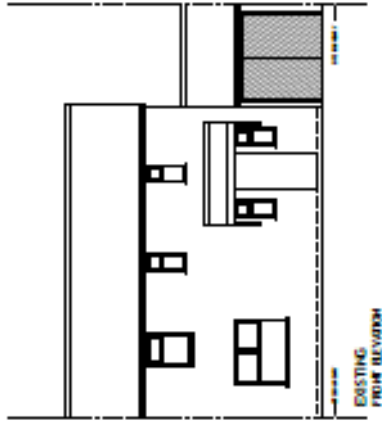
DATE	NO.



Mark of the Wolf
Architectural Services
www.planmore.co.uk

DATE	NO.
PROJECT	SMALLE PROPERTY REAR EXTENSION AND DISABLE CONVERSION
ADDRESS	24 CENTURY AVENUE, W. HEYWOOD MK45 2AH
CLIENT	ELEVATIONS AS ORDERED & PROVIDED
DATE	11/05/2023
SCALE	AS SHOWN
PROJECT NO.	0012 - 14

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Materials:

- Front tiles to match existing
- Facing tiles to match existing
- Full water goods to match existing
- Double glazed windows and doors to match existing

PLANNING ISSUE

**PLANMORE**
ARCHITECTURAL SERVICES
Unit 17, The Mill, 4th
Floor, 1000 Park Road, Stock
ton, Gloucestershire, GL12 7PS
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PROJECT	SMALLE BROTHERY FARM EXTENSION AND GARAGE CONVERSION
ADDRESS	24 CENTURY AVENUE, M. HEYWOOD, MK3 3AH
PROJECT TYPE	FRONT ELEVATION APPROVALS & PROPOSED
DATE	17.05.2024
ISSUED FOR	NOV 2023
ISSUED BY	PLANMORE

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 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)

Comments

Officer Response

A3.1 Campbell Park Parish Council

See Sections 5.3-5.7

The Committee objected to this application on the grounds that the proposal would have an adverse impact on the neighbouring property which would result in overshadowing and increased noise, Policy D1(iii) and D1(iv) and if Milton Keynes Council were minded to grant the application a condition should be applied that adequate noise insulation between the proposed extension and garage conversion is put in place.

Local Residents

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

23 Titchmarsh Court Oldbrook Milton Keynes
22 Titchmarsh Court Oldbrook Milton Keynes
21 Titchmarsh Court Oldbrook Milton Keynes
20 Titchmarsh Court Oldbrook Milton Keynes
86 Century Avenue Oldbrook Milton Keynes
82 Century Avenue Oldbrook Milton Keynes
47 Century Avenue Oldbrook Milton Keynes

Not of Planning Considerations

- The health of the occupants
- The value of the neighbouring property

The remaining reasons for objection are discussed in section 5 of this report.

The Occupier of 82 Century Avenue

The occupier of No. 82 Century Avenue objected and raised concerns regarding the following:

- The health of the occupants
- The value of the neighbouring property
- The increased noise
- Reduced privacy
- Reduced light
- Reduced outlook from the rear conservatory