

ITEM 4(d)

Application Number: 20/01979/FUL

Description Single storey detached building to rear of property for use as summer house.

At 51 Lagonda Close, Newport Pagnell

For Frances Jenner

Statutory Target: 12.10.2020

Extension of Time: 26.10.2020

Ward: Newport Pagnell South

Parish: Newport Pagnell Town Council

Report Author/Case Officer: Tamlin Barton
Planning Officer

Contact Details: 01908 253578
Tamlin.Barton@milton-keynes.gov.uk

Team Manager: Myles Joyce
Interim DM Manager
myles.joyce@milton-keynes.gov.uk

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 contains an end of terrace 2-storey dwelling fronting Lagonda Close within a residential area of Newport Pagnell. The rear of the plot is a narrow garden approximately 12m in long (excluding a shed) and just under 5m wide. The house is connected to No.52 to the north-east and the opposite side bounds a narrow alleyway connecting Lagonda Close to a yard containing garage blocks behind 62, 64, 66, 68 and 70 Priory Street with vehicular access off Priory Street. This yard bounds the rear garden of No.51. The existing dwelling has a single-storey rear extension and the rear of the garden currently contains a wooden garden shed which would be removed as a result of the proposed works.

2.2 There are no relevant constraints to the application site.

The Proposal

2.3 The application proposes a brick summerhouse at the end of the garden measuring 4m long and 4.5m wide at the front. The rear elevation will be slightly narrower to fit in with the corner of the plot which comes in at an angle. The summerhouse will be 2.6-3.5m high with a part dual pitched, part flat roof and will have triple glazed bifold aluminium doors and a uPVC window to the side. Two skylights are proposed in each of the roof slopes.

Reason for referral to panel

2.4 The application has been referred to panel following a request from Newport Pagnell Town Council because of concerns that the scale and mass of the structure is disproportionate to the existing property, and the design is in excess of what would be expected for a summerhouse used for leisure purposes.

Scope of debate/decision

2.5 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 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 site is located within the area covered by the Newport Pagnell Neighbourhood Plan, however there are no policies relating to the current development.

3.3 Plan:MK (March 2019)

Policy D1: Designing a High Quality Place

Policy D2: Creating a Positive Character

Policy D3: Designing Buildings

Policy D5: Amenity and Street Scene

Policy CT10: Parking Provision

3.4 Supplementary Planning Documents/Guidance

MK New Residential Design Guide SPD (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 Application Site

03/00349/FUL 51 Lagonda Close Newport Pagnell Buckinghamshire MK16 9BW
SINGLE STOREY REAR EXTENSION AND FRONT PORCH Application Permitted
2003-04-10.

5.0 CONSULTATIONS AND REPRESENTATIONS

5.1 Newport Pagnell Town Council

The Committee objected to this application on the grounds that the scale and mass of the structure is disproportionate to the existing property, and the design is in excess of what would be expected for a summerhouse used for leisure purposes. A request was made to that the application was referred to DCC/P for determination.

5.2 Councillor Paul Alexander (Member DCC) – Newport Pagnell South Ward

No comments received

5.3 Councillor Jane Carr - Newport Pagnell South Ward

No comments received

5.4 Councillor Douglas McCall - Newport Pagnell South Ward

No comments received

5.5 Neighbour/ Third Party Representations

No comments received

6.0 MAIN ISSUES

Design, Character and Appearance
Impact on Residential Amenity
Parking

7.0 CONSIDERATIONS

Design, Character and Appearance

- 7.1 The summer house takes up the full width of the end of the garden, but this not considered excessive given the narrow plot. The height of the summer house will be very similar to the garage block located 3m away fronting the nearby yard behind the neighbours No.52 and 53 Lagonda Close but the proposal would not be as deep as this structure. The pitched roof will be aligned on a different orientation to this garage with the gable facing the yard, but this is not considered to be out of keeping or detrimental to the character of the area. Gable roof designs can be found on some of the nearby garages which also face into yard to the rear of the site. Most of the structure will also be hidden behind the boundary fence which is some 1.8m high.
- 7.2 Garage blocks of the same design and height as those mentioned above are also located in next to No.70 Priory Street and No.48 Landonda Close and are a relatively common feature found near the rear boundaries of properties within the estate. The presence of these structures means that the proposed outbuilding is broadly in keeping with the surrounding pattern of development in both design, position within the plot, and scale. As the summerhouse will be constructed in brick and tiles matching the house which are also the same materials used for all the surrounding garage blocks, it is considered that the style of the proposed summerhouse will be in keeping with the built structures and pattern of development within the area. The rooflights proposed are not considered at odds with the visual amenity of the area given that skylights are visible on dwellings along Salmons Yard to the south-west from next to the proposal.
- 7.3 The Town Council raised concerns that the scale and mass of the proposal is out of keeping with existing property. The existing property is part of a 2-storey terrace and the proposal would be subservient in relation to this, as well as in keeping with the character of the area.
- 7.4 In conclusion, officers consider that the proposal is acceptable in design terms and therefore accords with Design Policies D1-D3 of Plan:MK 2019 in this regard.

Impact on Residential Amenity

- 7.5 The New Residential Development Design Guide SPD (2012) recommends that private gardens for family dwellings measure a minimum 10m in depth. With the proposal built, approximately 7.6m of garden space will remain between the new structure and the existing rear extension. Nevertheless, there is an existing shed at the end of the garden and in reality there will only be a 2m reduction in garden space when the summerhouse is constructed. This small shortfall is not considered, on balance, to constitute a solid reason for refusal on grounds that the garden space will now not meet the reasonable needs of its users.
- 7.6 Given the limited size and scale of the summer house for the location the back of the garden, the proposal is considered to have no significant residential amenity impact on the garden of No.52.
- 7.7 The Town Council raised concerns that the proposal is in excess of what would be expected for a summerhouse used for leisure purposes. The officers disagree and from the assessment have found the proposal to be a modest outbuilding that is proportionate to the dwelling and surrounding area.
- 7.8 In conclusion, officers consider that the proposal will cause no adverse residential amenity impacts and therefore it accords with amenity policy D5 of Plan:MK 2019.

Parking and Highway Considerations

- 7.9 The proposal does not affect allocated parking for the property and it does not create an additional bedroom. As such, the proposal is considered to have no impact on parking requirements for the property and it therefore complies with Policy CT10 of Plan:MK 2019.

8.0 CONCLUSIONS

- 8.1 The proposal is found to be in accordance with the development plan and it is therefore recommended by officers that the application is approved subject to conditions set out below.

9.0 CONDITIONS

1. The approved development shall be carried out in accordance with the following drawings/details

Received 13.08.2020

[Proposed Elevations and Plan] - DRG No. FJ/100/PLAN

Received 17.08.2020

SITE LOCATION PLAN - Streetwise Maps 29/07/2020 09:50

Received 29.09.2020

BLOCK/SITE PLAN - Streetwise Maps 28/09/2020 09:32:45

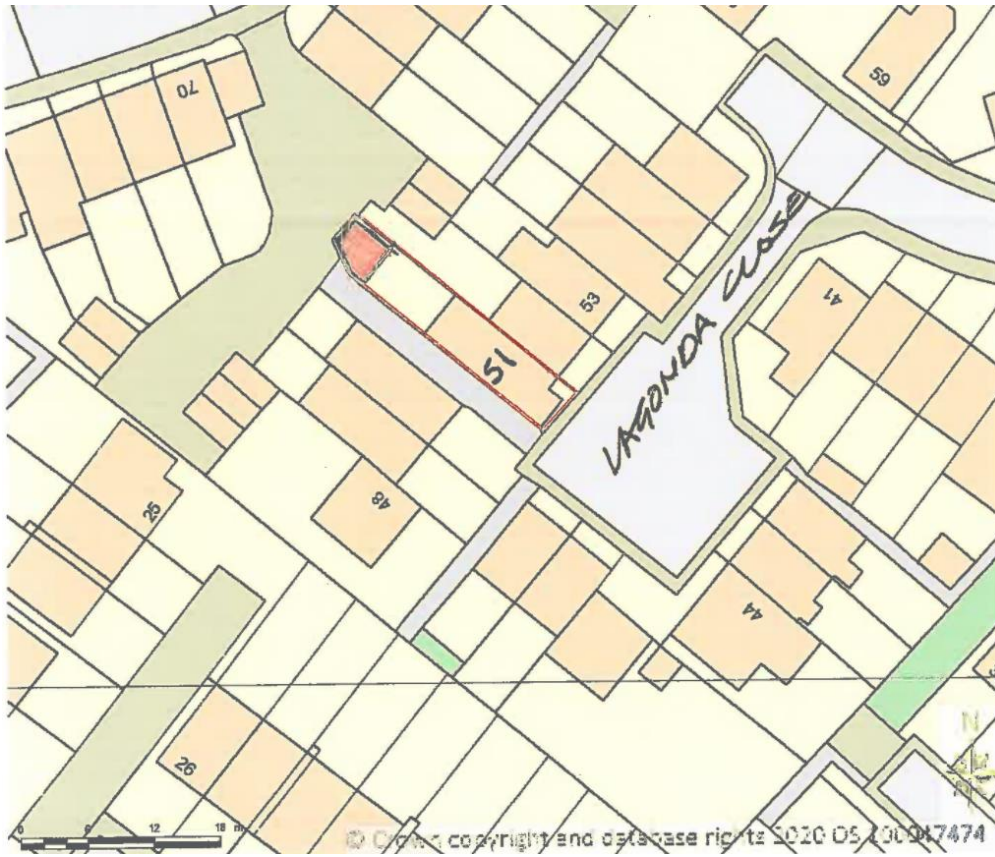
Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (England) Order 2015.

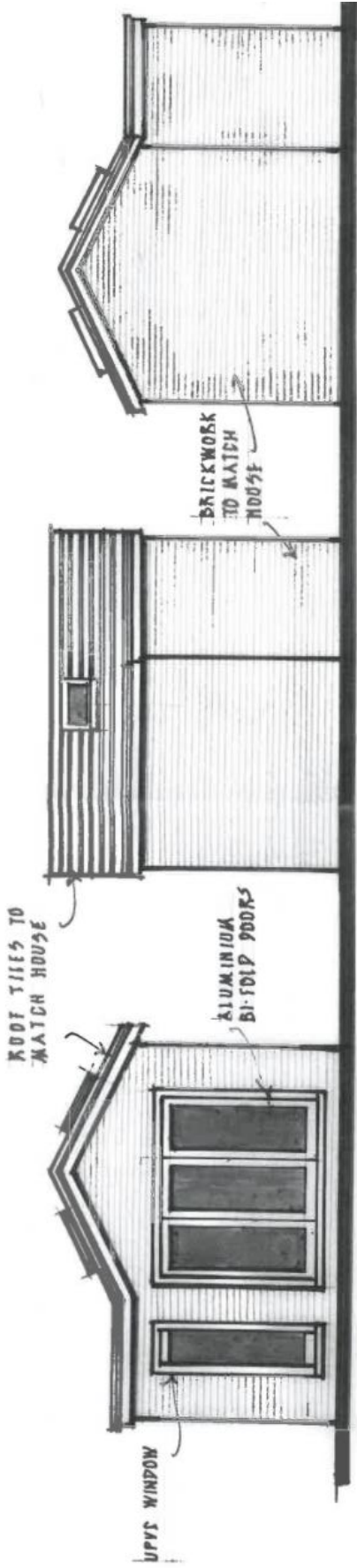
2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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 development hereby approved shall be carried out in accordance with the materials specified on the approved plans.

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 D1, D2, D3, D5 and SD1 of Plan:MK

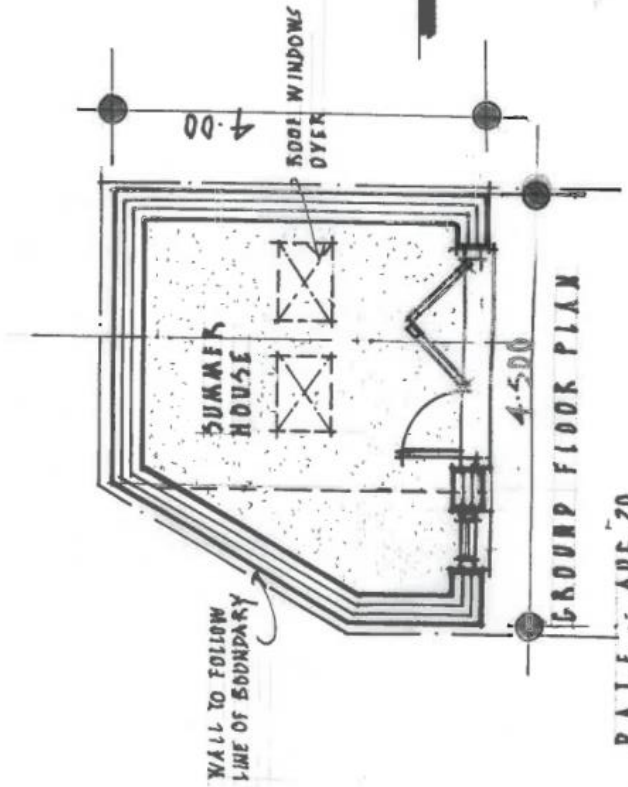




FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN

ALL DIMENSIONS TO BE CHECKED SITE. DRAWING FOR PLANNING PURPOSES ONLY.

PROPOSED SUMMER HOUSE TO REAR OF 51 LASHONDA CLOSE NEWPORT TASHFELL: MK16 5BW

DATE: AUG 20

SCALE: 1:50

DRG No FJ/100/PLAN

A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Newport Pagnell Town Council

The Committee objected to this application on the grounds that the scale and mass of the structure is disproportionate to the existing property, and the design is in excess of what would be expected for a summerhouse used for leisure purposes.

A1.2 Councillor Paul Alexander – Newport Pagnell South Ward

No comments received

A1.3 Councillor Jane Carr - Newport Pagnell South Ward

No comments received

A1.4 Councillor Douglas McCall - Newport Pagnell South Ward

No comments received

A1.5 Third Party/Neighbour Comments

No comments received