

Application Number: 12/02178/FUL
Other

Single storey extension to front and side of property

AT 46 Lullingstone Drive, Bancroft Park, Milton Keynes

FOR Mr Matthew Elphick

Target: 20th December 2012

Ward: Stantonbury

Parish: Stantonbury Parish Council

Report Author/Case Officer: Katy Lycett

Contact Details: 01908 252313 katy.Lycett@milton-keynes.gov.uk

Head of Team: Alex Harrison

Contact Details: 01908 252608 alex.harrison@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a detached property located in a cul-de-sac within Lullingstone Drive in Bancroft Park. The property has an existing small balcony at first floor. The property sits adjacent to the verge alongside Constantine Way. 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 proposal seeks consent for a single storey extension to the property to create a flat roof garage to the front of the dwelling and single storey side extension. The garage proposes to utilise an existing area under the first floor balcony and projects 3.7 metres forward of the main elevation.

1.3 The side extension has been designed to infill, at single storey level the grassed area to the side of the property of 1.8 metres in width.

1.4 The initially submitted plans showed a large balcony area to be created above the proposed garage. The Local Planning Authority advised that this balcony would need to be removed in order to gain officer support. It was deemed that the large balcony would have a potentially detrimental impact upon the amenity of nearby properties and occupiers. Details of the proposal as described above can be seen in the plans appended to this report.

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

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

T15 – Parking Provision.

Supplementary Planning Guidance

Parking Standards for Milton Keynes 2005 (Amended 2009)

3.0 MAIN ISSUES

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

- 3.1
1. Impact of the Development on the Local Area. The scale and appearance of the extensions are considered to be in-keeping with the local area and street scene.
 2. Impact of the Development on Nearby Occupiers. The revised plans show the large first floor balcony removed which limits any impact on nearby occupiers in terms of amenity.
 3. Impact of the Development on Highway Safety and Parking. Vehicle movements and parking arrangements are deemed to be acceptable.

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 of the Local Area

The local area is characterised by a variety of house types and property sizes. The application site is not highly visible from Lullingstone Drive itself due to the layout of this part of the cul-de-sac serving only three dwellings including the application site.

- 5.2 The development would be visible from the public realm along Constantine Way; with the single storey extension infilling the small grassed area adjacent to the North East elevation. The impact however is considered to be limited as the scale of the extension is small and there a variety of boundary treatments and no established building line along this section.

5.3 The single storey side extension and garage are not expected to have a significant impact upon the character of the local area or street scene. The scale and design of the development is considered to be acceptable.

5.4 Impact of the Development on Nearby Occupiers

The removal of the proposed enlarged first floor balcony above the proposed garage was a fundamental issue in securing Officer support. The impact of the development was expected to be most significant to the rear openings of 47 Lullingstone Drive. On the basis of the amended plans there is not expected to be any significant overlooking or loss of privacy to either dwelling. Other properties, numbers 46 and 47 respectively have an existing relationship with the application site and the addition of a flat roof garage and single storey side extension is expected to have only a limited impact on nearby properties and occupiers.

5.5 Impact of the Development on Highway Safety and Parking

The proposed garage intends to make use of existing hardstanding to the front of number 46 which is currently used for vehicle parking and manoeuvring. The proposal needs to maintain sufficient on-plot parking for the application site whilst not infringing the vehicle movements for property numbers 44 and 45 to access their garage and associated driveway.

5.6 The vehicle movements as shown on the revised plan show suitable exit and entrance arrangements to numbers 44, 45 and 46. As a result there are no objections raised to the creation of the garage in terms of highway safety and parking arrangements. The garage itself is not counted as a usable parking space in terms of the requirements however there is sufficient remaining on plot parking available.

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.

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.

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

Appendix to 12/02178/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 None.

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)

Comments

Officer Response

A3.1 Stantonbury Parish Council commented initially:

'Stantonbury Parish Council objects to the above planning application on the grounds that it is encroaching right to the edge of their boundary. It also appears that it is not in keeping with the area. It lends itself to be subdivided into 2 properties.'

Following the revised plans being submitted to the Parish Council the objection was maintained.

A3.2 Highways Development Control

Initially requested additional plans to demonstrate that the nearby double garage would still be accessible by its users. A relevant plan was submitted showing tracking of these manoeuvres and this was accepted. The creation of the garage and subsequent vehicle parking for the application site have been shown to not impact upon numbers 44 and 45 Lullingstone Drive accessing their respective garages.

Noted - see paragraphs 5.5 and 5.6

A3.3 Local Residents

No comments received.

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

- 44, 45, 47 and 48 Lullingstone Drive Bancroft Park Milton Keynes
- 2 Constantine Way Bancroft Park Milton Keynes