

# APP05

Application Number: 12/02552/FUL  
Minor

**Erection of a 2 storey front extension following demolition of existing ground floor front extension**

**AT 14 Hargreaves Nook, Blakelands, Milton Keynes**

**FOR Mr Tony Cook**

**Target:** 5th February 2013

**Ward:** Linford North

**Parish:** Great Linford Parish Council

**Report Author/Case Officer:** Miss Sakina Dossaji

**Contact Details:** 01908 252242 Sakina.Dossaji2@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 dwelling located towards the north east end of Hargreaves Nook in the residential area of Blakelands. 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 planning consent for the erection of a front two storey extension following the removal of the existing ground floor front extension. 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 March 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)

Section 4: Residential Development Design Guide

**3.0 MAIN ISSUES**

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

- 3.1
1. The impact of the proposal on the character and appearance of the area; the property is stepped back from the main road and is not considered to be prominent on the public realm. The proposed extension is subservient to the main house, and will be in line with the existing front elevation of the dwelling.
  2. The impact on neighbouring amenity; the living room window in the front elevation of the neighbouring property No. 13 is beyond the 45 degree line from the proposed extension.

**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 Character

The north end of Hargreaves Nook consists of detached residential dwellings of similar design and scale. The dwellings on this side of Hargreaves Nook are slightly staggered with the neighbouring property to the west set further back to the application property. The application property is situated towards the cul-de-sac at the east end of the road where the consistency of the street frontage is not so prominent and the built density differs from further along the street. The application property faces tree planting and the rear garden of the neighbouring dwelling located opposite the application site. The blank gable which projects 2.1m from the current study room of the application property is not considered to significantly impact on the street frontage or be of detriment to the area. The extension does not project beyond the front-most part of the existing dwelling.

- 5.2 The applicant has indicated that the proposal will use materials to match those of the existing property. For these reasons it is considered that the proposed extension is not of significant harm to the character and appearance of the area.

5.3 Amenity

The application dwelling is not considered to have an adverse impact on neighbouring amenity. The proposed extension is not considered to infringe

upon the primary front elevation of No.13, the neighbouring dwelling adjacent to the application site. A 45 degree line from this property's first floor window would be retained and therefore the extension is considered to have a minimal impact on outlook and privacy. The gable-end roof line of the two-storey extension would sit lower than the main roof ridge line which reduces the massing of the building and is considered to be of an appropriate scale. In addition there would be no facing windows located on the east side elevation of the proposed extension. It is therefore considered the proposed extension would not appear overbearing on this neighbouring dwelling.

- 5.4 It is noted the proposed extension projects no further than the existing front elevation of the dwelling and is not considered to have an impact on the adjacent property No. 15.

## **6.0 CONDITIONS**

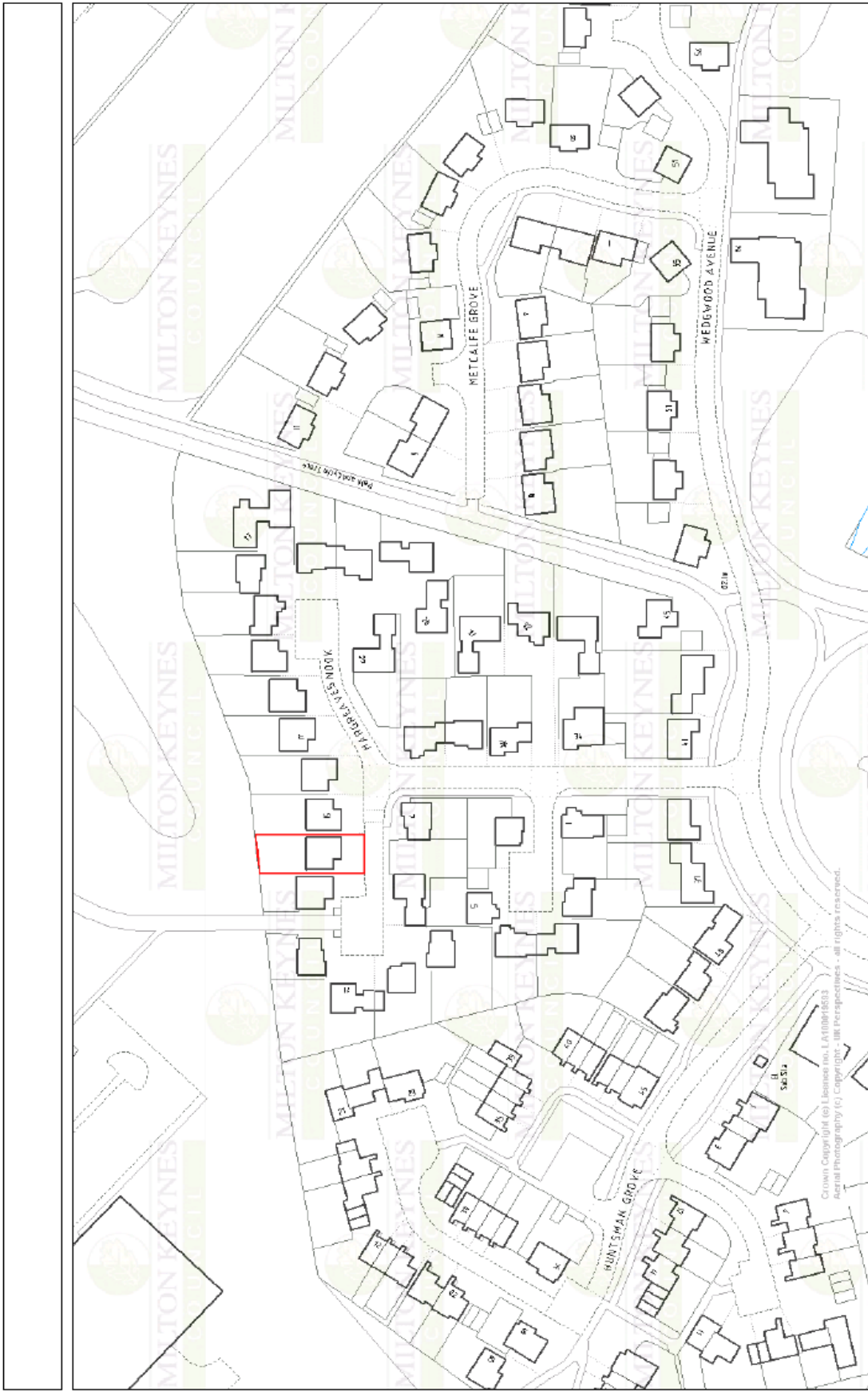
*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

1. The 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.

2. 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)



Crown Copyright (C) Licence No. LA100019593  
 Aerial Photography Copyright (C) Geospespectives - All rights reserved.

Scale 1/1250

Centre = 486521 E 242618 N

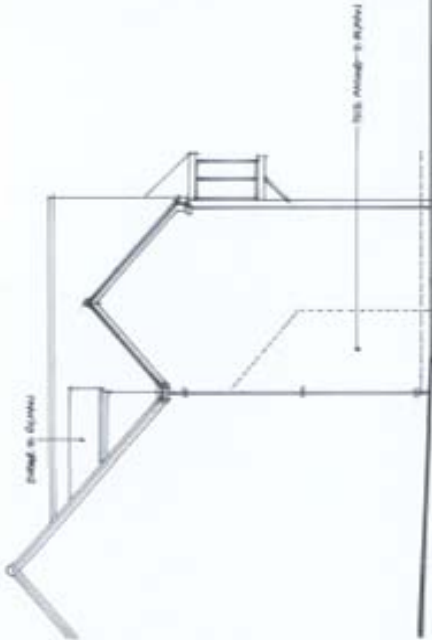
Date 14/2/2013

Author:

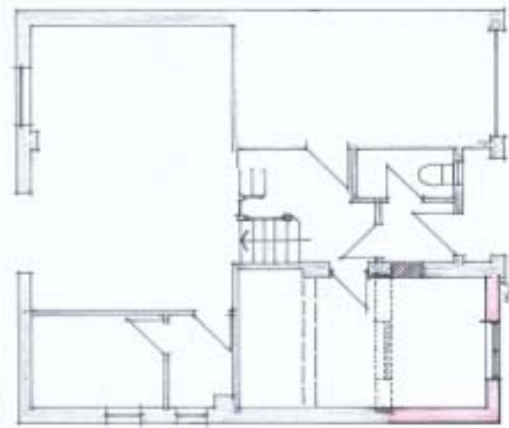




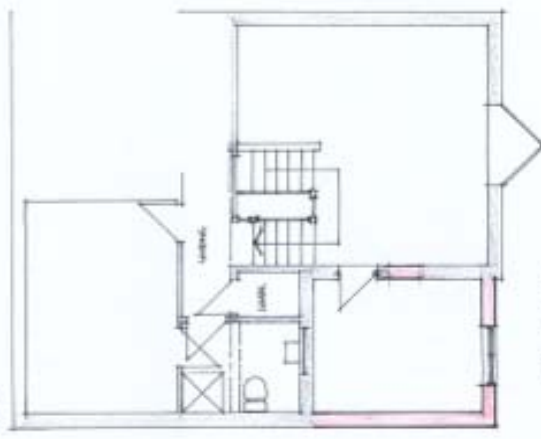
south



west



ground floor



mezz. leading to first floor

Nick Shipp architectural consultant 01460 818066

NOTES:  
brick and roof tiles to match edg

All dimensions must be checked on site and not scaled from this drawing.

Client  
MR AND MRS COOK

Job Title  
11, HARGREAVES HOOD, BLAKELANDS

Scale  
1:100

Drawn by: 401-5, 4p  
Date: 10/12/11

Drawing Title  
AS PROPOSED

Drw No.  
AC 002  
Rev

## Appendix to 12/02552/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 11/02410/FUL  
Single storey rear extension  
Permit 21.12.2011

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

*(Matters which were also considered in producing the Recommendation)*

#### A2.1 Parking

The application dwelling would see the introduction of one additional bedroom and an extended study room on the ground floor. The Parking Standards for Milton Keynes Addendum 2009 indicates that there is no requirement for the provision of a further parking space. A refusal on grounds of parking provision would therefore not be justifiable.

### **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 Great Linford Parish Council**

Objected to the application on the grounds that the proposal does not meet local policy and guidance requirements and would therefore have a negative impact on the street scene and neighbouring amenity.

See Para 5.1

#### **A3.2 Local Residents**

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

- 8 Hargreaves Nook Blakelands Milton Keynes
- 7 Hargreaves Nook Blakelands Milton Keynes
- 15 Hargreaves Nook Blakelands Milton Keynes
- 13 Hargreaves Nook Blakelands Milton Keynes

It is noted that no formal comments were made by local residents however signed letters from neighbours in support of the application were submitted as supporting information from the applicant.

No representations were received.