

**Application Number:** 21/01017/FUL

**Description:** Loft conversion with front rooflights and rear dormer (Resubmission of 21/00369/FUL) at 23 Thrupp Close, Castlethorpe, Milton Keynes, MK19 7PL

**Applicant:** Mr Darren Mavir

**Application type:** Householder (full) planning application

**Statutory Target:** 02.06.2021

**Extension of Time:** Yes – 26.08.2021

**Ward:** Newport Pagnell North and Hanslope **Parish:** Castlethorpe

**Case Officer:** Charlotte Ashby  
Planning Officer  
charlotte.ashby@milton-keynes.gov.uk

**Team Manager:** Chris Nash  
Development Management Manager  
chris.nash@milton-keynes.gov.uk

## **1.0 Recommendation**

1.1 It is recommended that planning permission is granted subject to conditions set out below (as may be supplemented/modified in any accompanying written or verbal update to the Panel).

## **2.0 Introduction**

2.1 The application has been referred to the panel following an objection from Castlethorpe Parish Council on the grounds of design and the loss of privacy from the dormer to Casa Roca on North Street. The Parish Council considers that the proposal is contrary to Policy D3 of Plan:MK and Design Guidance Policy 3 of the made Castlethorpe Neighbourhood Plan (2017).

## **3.0 Background**

### The Site

3.1 The application site is an end of terrace dwelling located to the end of the cul-de-sac within Thrupp Close, a residential area of Castlethorpe. The site is located within Castlethorpe Conservation Area and 50 metres from Castlethorpe Castle, a Scheduled Ancient Monument (SAM) (designated heritage asset). No. 24 Thrupp Close adjoins the property to the north. Permitted development rights are withdrawn for extensions and alterations (except for porches) to the dwellinghouse.

- 3.2 The locality varies in design with some terraced, semi-detached and detached dwellings. The application site is surrounded by other residential dwellings, with Casaroca to the rear containing rear and front box dormers visible from Thrupp Close. Flat roof structures and dormers are also present within other properties in close proximity of the site, such as No. 15 North Street. Properties containing box dormers are also located within Castlethorpe Conservation Area.

#### The proposal

- 3.3 The application proposes a loft conversion with a box dormer to the rear roofslope and rooflights to the front roofslope. The application is a resubmission of 21/00369/FUL. The current scheme has removed the proposed front dormer included within the previous refusal and replaced with front rooflights. No other alterations are proposed and therefore the current scheme is assessed in relation to the impact of the rear dormer on the character of the dwelling and local area/ Conservation Area.

### **4.0 Relevant planning history**

#### 4.1 Application Site

21/00369/FUL                      Loft conversion with front and rear dormers  
Refused 31.03.2021

The application was refused due to the addition and siting of the front and rear box dormer which was considered to be unsympathetic in scale and design when compared to dwellings in the immediate vicinity and does not relate well to or enhance the local area or Conservation Area. The development was therefore contrary to Policy HE1, D1, D2 and D3 of Plan:MK, Policy 3 of the Castlethorpe Neighbourhood Plan and Section 16 of the National Planning Policy Framework.

### **5.0 Consultations and representations**

All responses and representations received can be viewed in full, online at [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess) using application ref. 21/01017/FUL. The following paragraphs summarise those responses and representations.

#### 5.1 Castlethorpe Parish Council

##### **Comments received**

Comments in objection to the scheme were received in relation to:

- The impact on the location within Castlethorpe Conservation Area and visible from the SAM at Castle Field;

- Inconsistency design in relation to the existing dwelling and neighbouring properties in Thrupp Close, and does not comply with Design Guidance within the Castlethorpe Neighbourhood Plan;
- Overlooking into the garden of the neighbouring property, Casa Roca, resulting in a loss of privacy; and
- Proposed materials of the dormer do not match the existing dwelling
- The flat roof does not relate to the pitched roof dwellings within the estate or adjoining properties.

### **Further comments received**

The Parish Council clarified their position in relation to loft conversions, in relation to the lack of objection to schemes converting with velux windows. The Parish Council upholds the objection to the dormer, making reference to other dormers within the locality which are stated to have been purpose built with dormers spanning the length of the elevation, are not located within the character area within Castlethorpe Neighbourhood Plan and constructed prior to Plan:MK and the Castlethorpe Neighbourhood Plan. The objection to the scheme remains.

#### 5.2 ClIr Andrew Geary - Newport Pagnell North and Hanslope (member of DCC/DCP)

No comments received.

#### 5.3 ClIr George Bowyer - Newport Pagnell North and Hanslope (member of DCC/DCP)

No comments received.

#### 5.4 ClIr Chris Wardle - Newport Pagnell North and Hanslope

No comments received.

#### 5.5 MKC Archaeologist

No comments received.

#### 5.6 Representations from interested parties

Comments have been received from one address. The material planning considerations are summarised below:

- Loss of privacy to the rear;
- Sets a precedent; and
- Parking issues.

### **6.0 Relevant policies, guidance and legislation**

#### The Development Plan

6.1 Castlethorpe Neighbourhood Plan (2021)

- Policy CAS4 - Design Guidance – Character Area 2

6.2 Plan:MK (March 2019)

- Policy CT10 - Parking Provision
- Policy HE1 - Heritage and Development
- Policy D1 - Designing a High Quality Place
- Policy D2 - Creating a Positive Character
- Policy D3 - Design of Buildings
- Policy D5 - Amenity and Street Scene

Supplementary Planning Documents/Guidance

6.3 The following topic-based SPDs/SPGs are relevant:

- Parking Standards SPD (January 2016)
- New Residential Development Design Guide (April 2012)

Legislation

6.4 Planning (Listed Buildings and Conservation Areas) Act (1990)

- Section 66 Listed Buildings
- Section 72 Conservation Areas

National planning policy and guidance

6.5 National Planning Policy Framework (July 2021) (NPPF).

- Paragraphs 195, 197 and 199-Heritage Assets
- Section 2 - Achieving sustainable development
- Section 4 - Decision Making
- Section 12 - Achieving well-designed places
- Section 16 - Enhancing and preserving the historic environment

6.6 In addition, national Planning Practice Guidance ('the PPG') is also a material consideration.

**7.0 Planning considerations**

7.1 Taking account of the application type, the documents submitted (and supplemented and/or amended where relevant), the site and its environs, and the representations received; the main considerations central to the determination of this application are:

- Design, Character and Impact on Castlethorpe Conservation Area

- Impact on Heritage Assets
- Residential amenity; and
- Highway matters and parking.

## 8.0 Appraisal

### Design, Character and Impact on Castlethorpe Conservation Area

- 8.1 Policies D1 to D3 of Plan:MK seek to ensure that development proposals as a whole respond appropriately to the site and surrounding context through appropriate scale, design, boundary treatments and associated works. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay 'special attention' to the desirability of preserving or enhancing the character or appearance of the Conservation Area, which is also reflected within Policy HE1 of Plan:MK.
- 8.2 Policy CAS4 of the made Castlethorpe Neighbourhood Plan (CNP) (2021) states that *"development proposals will be supported, provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in their specified character area"*.
- 8.3 The application proposes a rear box dormer and two front rooflights to No. 23 Thrupp Close, an end of terrace dwelling. These works cannot be carried out under permitted development rights as they have been previously withdrawn, as set out above.
- 8.4 Objections were received from Castlethorpe Parish Council with regards to the inconsistency in conformity of design with surrounding properties in Thrupp Close and the proposed materials that are not considered to be in keeping.
- 8.5 Comments in relation to the proposed materials are acknowledged and it is considered that a condition for the submission of a material schedule can be appended to the decision to ensure the proposal relates well to the existing dwelling.
- 8.6 It is noted that Policy CAS4 of the NP requires roof pitches ranging from 35-45 degrees and it is acknowledged with regard to the flat roof rear dormer that it would not be fully in conformity with this policy. However, the rear dormer would not be visible from the public realm and would not alter the overall roofslope. Whilst it is acknowledged that rear dormers are not located to the rear roofslope of the adjoining properties, properties to the immediate south and west of the site contain flat roof rear and front dormers, which are visible from Thrupp Close and located within Castlethorpe Conservation Area and therefore the proposal would not be considerably out of character.
- 8.7 The Conservation Officer has confirmed that an assessment in line with national policy should take place in respect of the potential harm to the Conservation Area. The site is currently located within the Castlethorpe Conservation Area, although it proposed to be removed in the new designation which underwent public consultation earlier this year, and is not considered to specifically contribute to the character of the Conservation Area. The rear dormer is not

visible from the streetscene and given the width of the dormer and the location to the end of terrace dwelling, alongside the large flat roof box dormers to properties to the west and south of the site which are located within the Conservation Area, it is not considered that the addition of a dormer here would be significantly harmful to the character of the Conservation Area or character of the immediate locality.

- 8.8 The current scheme has been revised since the previous submission, 21/00369/FUL, containing a bulky front dormer as well as rear, and the development comprising of the rear dormer and front rooflights is not considered to negatively impact on the character of the local area to warrant refusal of the application. In conclusion, the proposal is considered to accord with Policies D1, D2, D3 and HE1 of Plan:MK and Policy CAS4 of the emerging CNP (2021) .

#### Impact on Heritage Assets

- 8.9 The comments from the Parish Council with regards to the impact on the SAM are noted. Paragraph 199 of the NPPF (2021) states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'. This stance is also reflected within paragraphs 195 and 197 of the NPPF. Whilst the proposal may be visible, it is not considered to result in harm to the SAM, given the significance of the SAM and when considering dormers located on other properties between the site and the monument. The Council's Archaeologist has not provided formal comments due to the limited implications for heritage assets of archaeological interest, given the setting of archaeological interest which is not considered to be affected by alteration to the existing built form within the locality. However, informal comments confirm that the Archaeologist does not consider there would be any harm to the setting of the adjacent Scheduled Monument.
- 8.10 As such, the development is not considered to result in any harm to the SAM and is therefore considered to comply with Policy HE1 of Plan:MK and paragraphs 195, 197 and 199 of the National Planning Policy Framework 2021.

#### Residential amenity

- 8.11 Policy D5 of Plan:MK seeks to ensure that development proposals do not cause a detrimental impact on the amenity of nearby residents, or indeed the future occupiers of the site. Within D5 there is a requirement for levels of sunlight and daylight within buildings to be acceptable, and for dwellings to be dual aspect, whilst retaining sufficient privacy.
- 8.12 Neighbour comments in relation to the loss of privacy to neighbouring dwellings to the rear as a result of the rear dormer are noted. Whilst the proposal will create an additional bedroom within the roof space, the outlook afforded from the conversion is not considered to be materially different to the outlook from the existing first floor rear bedroom window, which would be across the garden of the neighbouring dwelling, Casaroca. In addition, the neighbouring property, Casaroca is located to the south-west of the site, not in a direct line of site to No.23 and therefore the rear to rear distances as outlined within the Residential Design Guide would not apply. For clarity, there is no dwelling to the rear of the site where this standard would apply. As such, the development is not be considered to result in a loss of

privacy. Whilst the rear dormer is a bulkier addition to the rear roofslope in comparison to the existing, given that neighbouring, adjoining properties do not contain rooflights, the proposal would not result in a loss of light or be a visually intrusive addition. Overall, the proposal is considered acceptable and compliant with Policy D5 of the Plan:MK.

#### Highway matters and parking

- 8.13 Policy CT10 of Plan:MK requires all new development proposals to meet the Council's adopted parking standards unless mitigating circumstances dictate otherwise.
- 8.14 Neighbour comments were received with regards to the impact of the proposal on parking provision. Whilst the development does seek to create a bedroom within the loft space, the proposal does not seek to increase the number of bedrooms at the site given that the stairs to the converted loft and office space will be created within the existing bedroom. The development does not impact on the existing parking provision. Therefore, the development would have a neutral impact on parking provision and access, complying with Policy CT10 of Plan:MK and the Milton Keynes Parking Standards.

### **9.0 Conclusions**

- 9.1 In conclusion, the application is considered to comply with the relevant policies of the Development Plan and be acceptable, subject to the inclusion of a condition to ensure appropriate materials are used.

### **10.0 Conditions**

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

Plans and elevations as proposed, 002 rev B, date: 28.01.2021, received 07.04.2021

Reason: For the avoidance of doubt and to secure sustainable development pursuant to the objectives of the Development Plan.

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. No development shall take place until a Schedule of the external materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority. The Schedule shall include detailed specification, photo examples, RAL numbers and/or samples, as appropriate. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policies D2 and D3 of Plan:MK (2019).

**Location and Block Plan**



**BLOCK PLAN 1/500**

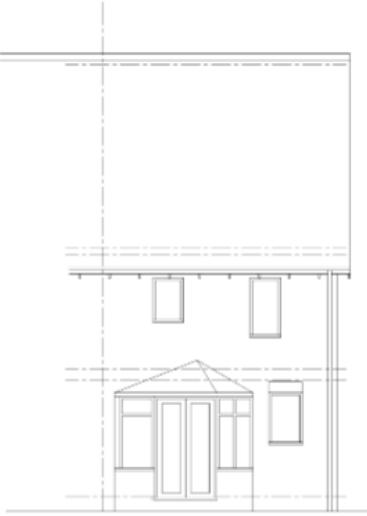


**SITE LOCATION PLAN 1/1250**

**Existing Front and Rear Elevations**

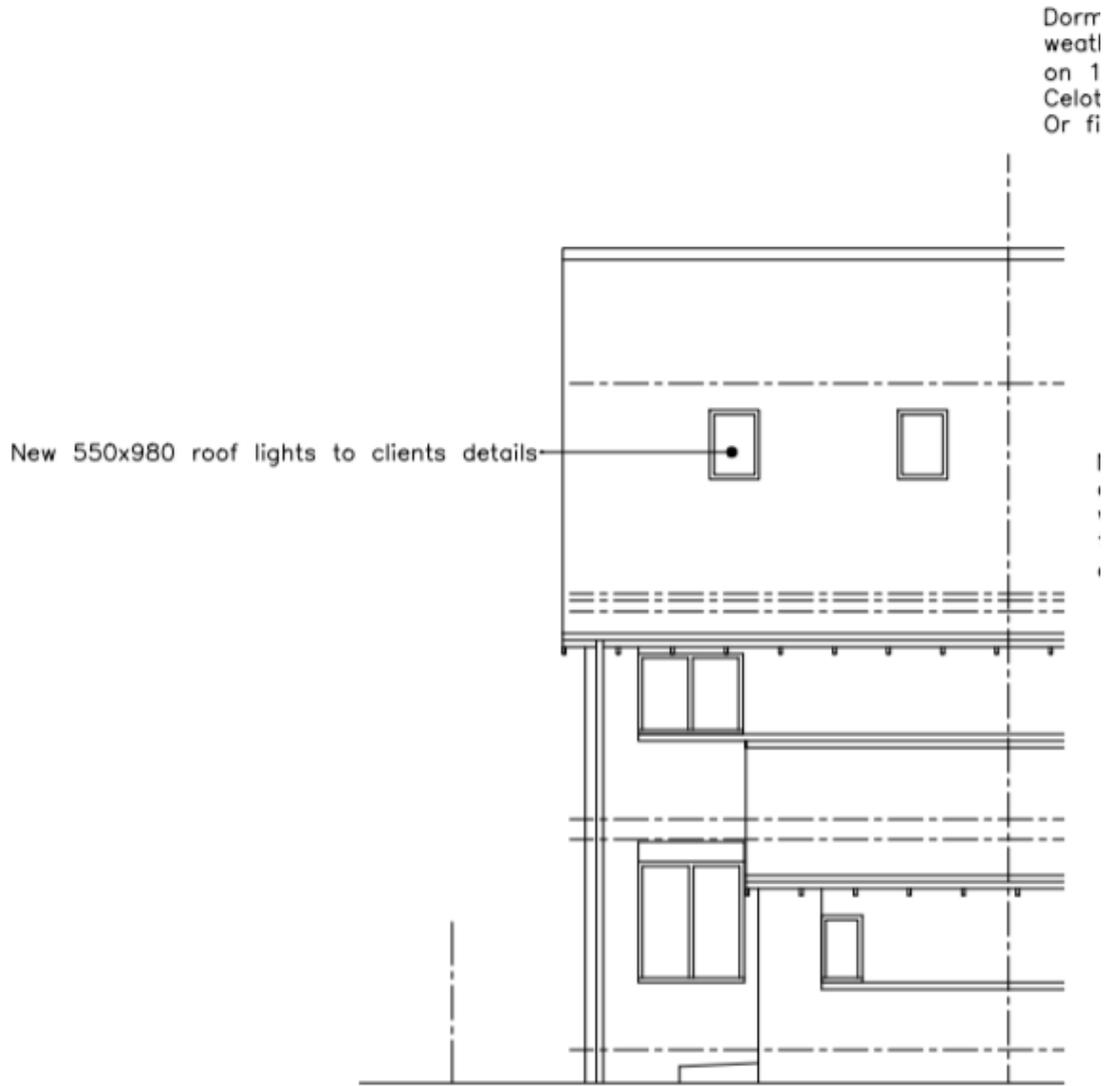


FRONT ELEVATION



REAR ELEVATION

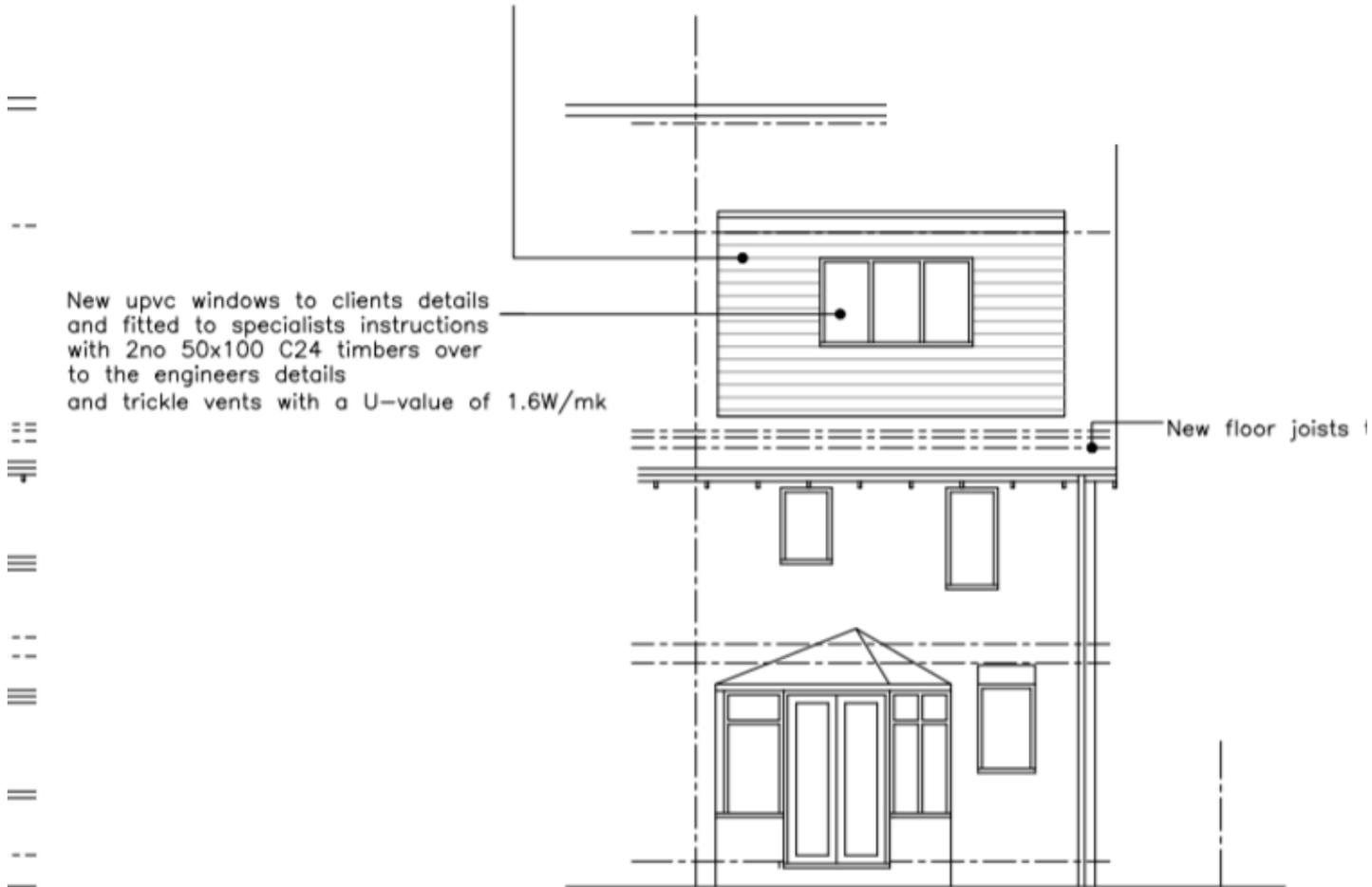
# Proposed Front Elevations



FRONT ELEVATION

## Proposed rear elevation

Dormer finished in Brown Hardieplank or Marley Eternit Cedral weatherboarding to clients details on battens and 18mm ply sheathing on 125mm studs at 400 c/c with 120 Celotex insulation between plasterboard and skim 0.21 U-value  
Or finished to others comments if required



REAR ELEVATION

## Existing Side Elevations

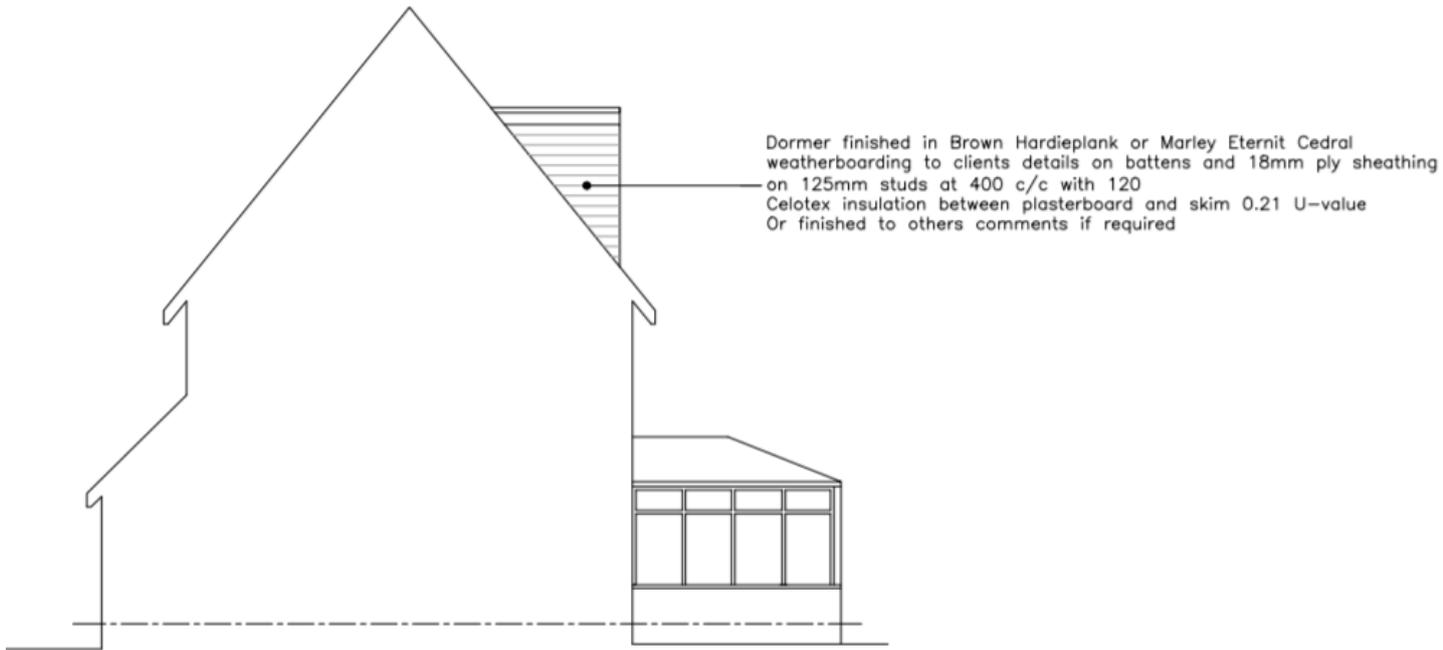


SIDE ELEVATION

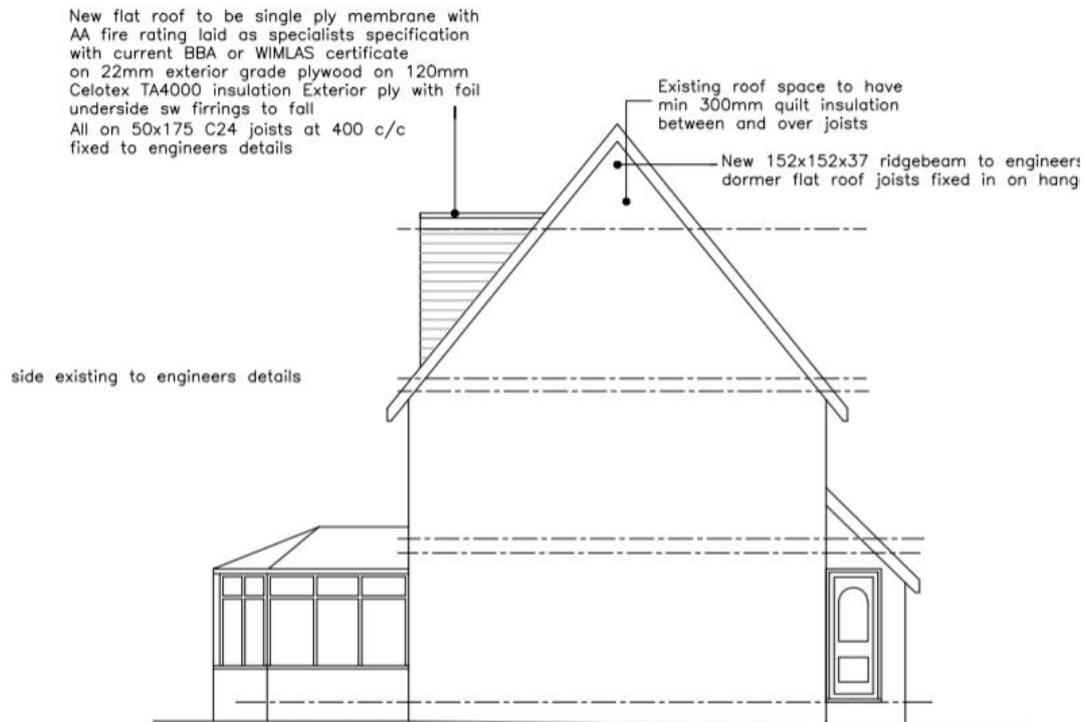


SIDE ELEVATION ADJOINING

## Proposed Side Elevations

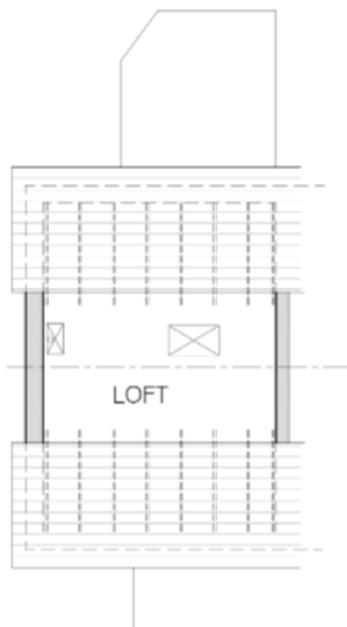
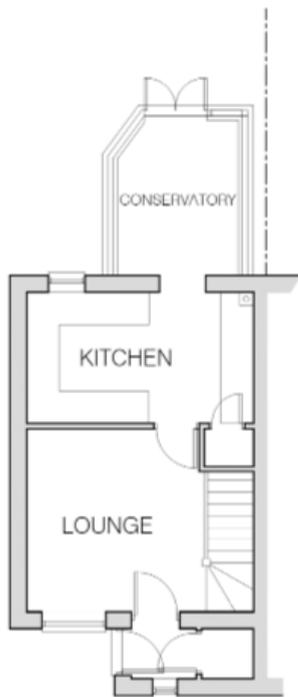


## SIDE ELEVATION ADJOINING

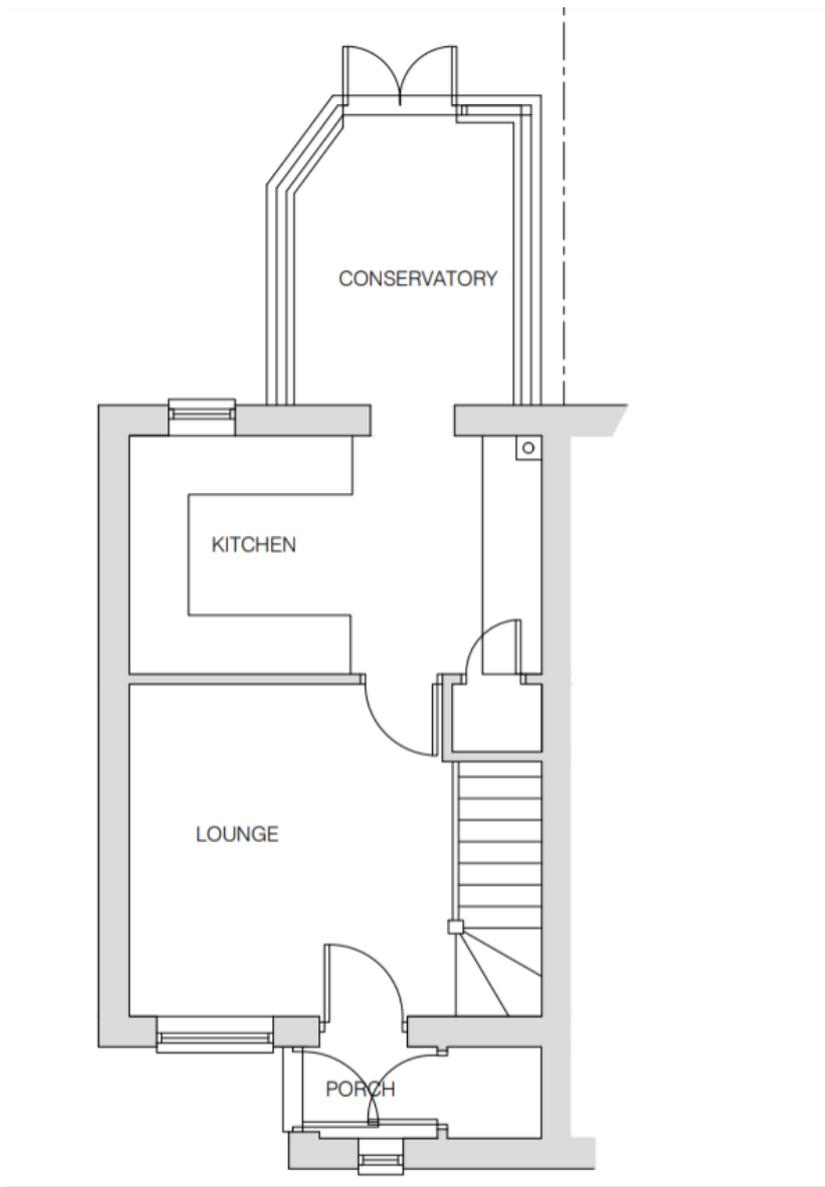


## SIDE ELEVATION

# Existing Floor Plans

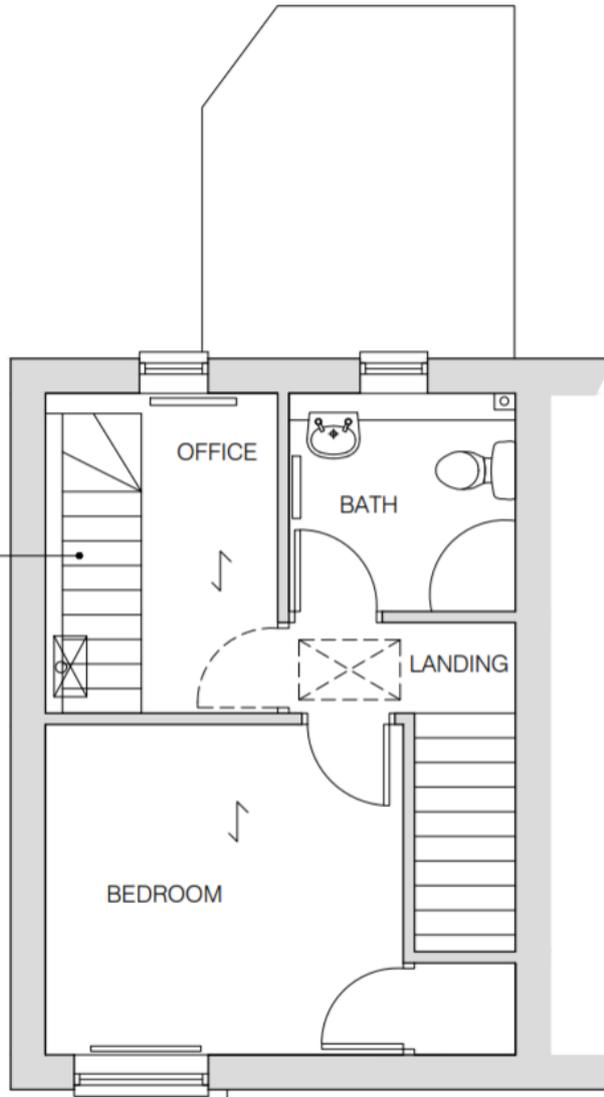


## Proposed ground floor plans

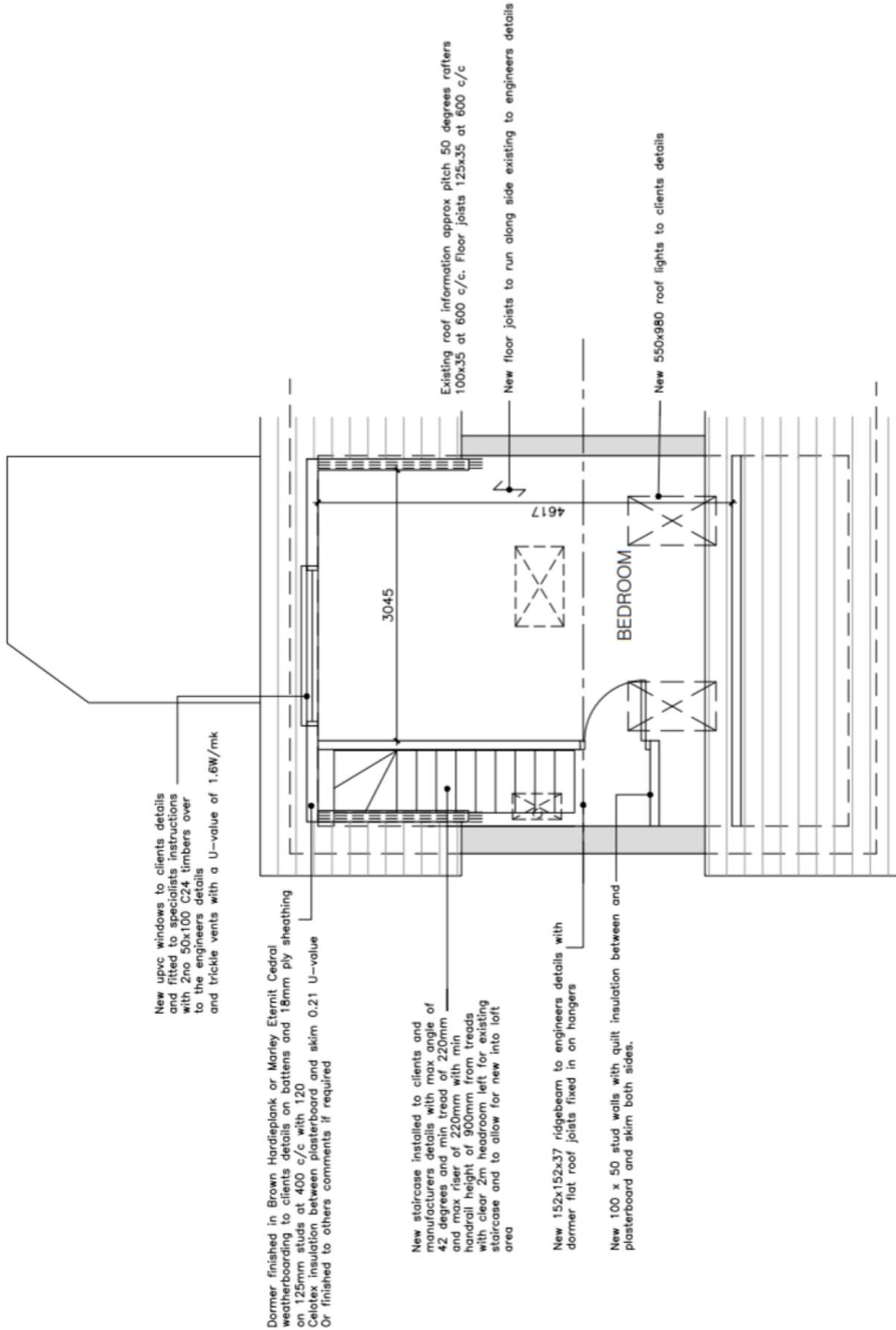


# Proposed first floorplan

New staircase installed to clients and manufacturers details with max angle of 42 degrees and min tread of 220mm and max riser of 220mm with min handrail height of 900mm from treads with clear 2m headroom left for existing staircase and to allow for new into left area



# Proposed second floor/ loft plan



## **A1.0 Full consultations and representations**

### **A1.1 Castlethorpe Parish Council**

#### **Initial comments received**

“Phase 1’ of Thrupp Close has a common design theme of steeply pitched roofs intended to echo the style of thatched houses. There are no dormer style rooflights.

The building is actually in the Conservation Area, though the boundary is under review, and the rear of the building is clearly visible from the nearby Castle Field, a Scheduled Ancient Monument.

There are velux style rooflights in Thrupp Close (as in 19/01425 No 7 Thrupp Close) where an attic bedroom was constructed and to which the Parish Council offered no objection. Velux windows also exist in some of the bungalows.

The use of dormer windows would create a loss of privacy in the garden especially of Casa Roca in North St which would be completely overlooked in contradiction to Plan:MK Policy D3 which states that developments should provide “A reasonable degree of privacy to new and existing private living space and the main private garden area, with overlooking limited to an acceptable degree.”

The proposed design for a rear dormer window in this planning application does not comply with the Design Guidance in Policy 3 of the ‘made’ Castlethorpe Neighbourhood Plan (2017) which states:

“Development proposals will be supported, provided their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape in their specified character area, as shown on the Policies Map, as follows: Both character areas:

- Two storeys building height;
- Roof pitch ranging from 35° to 45°; and
- Window openings are small in relation to the elevation of the building.” and

Proposals should be constructed from materials similar in colour and texture to the materials and design found on adjacent buildings. Extensions and other building works to existing buildings will be required to be constructed from materials and design matching the existing building.

Policy CAS4 Design Guidance in the examined Modified Neighbourhood Plan states

4.4.4 The following areas are observed to have a consistency of design and materials and the policy requires that proposals for infill or redevelopment in these five locations have regard to the common building form, plot size, building line and materials in each location and particular attention should be paid to conformity of form and design with the adjacent buildings in each location:

- The west side of Bullington End Road (Nos 1-45);
- Terrace of railway cottages in Station Road (Nos 39-53);
- All properties in Shepperton Close; The Chequers; Thrupp Close; and Lodge Farm Court.

In summary,

- The building is in a Conservation Area and is seen directly from the Scheduled Ancient Monument at Castle Field
- There is inconsistency in conformity of design with other properties in Thrupp Close
- It overlooks the garden of the neighbouring property depriving it of a reasonable degree of privacy
- The materials do not match (wood rather than slate), the architecture doesn't match the adjacent houses or indeed anywhere on the estate and the dormer roof is flat rather than pitched.

The Application is therefore contrary to:

- Plan:MK Policy D1 (DESIGNING A HIGH QUALITY PLACE)
- Plan:MK Policy D2 (CREATING A POSITIVE CHARACTER)
- Plan:MK Policy D3 (DESIGN OF BUILDINGS)
- Castlethorpe Neighbourhood Plan Policy 3 (DESIGN GUIDANCE)
- Castlethorpe Modified Neighbourhood Plan Policy CAS 3 (Design Guidance) (examined and awaiting referendum)

Refusal is therefore requested and, should the Case Officer be minded to approve, the Parish Council requests that the case be determined by the Development Control Panel at which it will provide a speaker."

### **Additional comments**

"The Parish Council has noted the further letter to Planning from the Applicant and would respond to clarify its position with respect to its earlier objection.

The Parish Council has no objection to loft conversions in Thrupp Close in principle provided the windows are of the Velux design. For example, it offered no objection to application 19/01425/FUL and most of the single storey properties in Thrupp Close had Velux rooflights when built.

However, flat roofed dormer windows would be out of character not only with all other properties in Thrupp Close, which is one of the 'character areas' defined in the 2017 made Neighbourhood Plan, but also with the remainder of the terrace containing Nos 23, 24 and 25 where a single dormer would look odd lacking 'conformity of form and design with the adjacent buildings' (Policy 3 of the made 2017 NP and Policy CAS4 of the 2021 examined Modified NP.)

No 23 is the right hand third of the roofline.

It is correct that there are two other properties with flat roofed dormer windows nearby but:  
(1) they are not in Thrupp Close

(2) they were constructed before the Neighbourhood Plan, Plan:MK and actually before MK existed as a Borough

(Note the single storey with velux windows to the left in this photo.)

(3) the two properties are purpose built chalet-style bungalows i.e. single storey with roof dormers whereas No 23 Thrupp is already a two storey property and

(4) the flat roof dormers extend the full length of the building which gives an integrity of design.

It should be noted that while the property is currently within the Conservation Area, it has been removed in the new designation of the Conservation Area which went through its public consultation earlier this year though this has not yet been implemented. The property does, however, remain in the Thrupp Close design area specified in both the existing and Modified Neighbourhood Plans, the latter being scheduled for public referendum next month.

The applicant should be invited to submit an application for velux style roof lights to which there would be no objection.

Refusal is therefore requested and, should the Case Officer be minded to approve, the Parish Council requests that the case be determined by the Development Control Panel at which it will provide a speaker.”

A1.2 ClIr Andrew Geary- Newport Pagnell North and Hanslope (member of DCC)

No comments received.

A1.3 ClIr George Bowyer- Newport Pagnell North and Hanslope (member of DCC)

No comments received.

A1.4 ClIr Chris Wardle- Newport Pagnell North and Hanslope

No comments received.

A1.5 MKC Archaeologist

No comments received.