

Application Number: 12/02428/FUL  
Other

**First floor rear extension over existing living room (resubmission of 12/01856/FUL)**

**AT 37 Ramsay Close, Bradwell, Milton Keynes**

**FOR Mr M Stapleton**

**Target:** 1st January 2013

**Ward:** Bradwell

**Parish:** Bradwell Parish Council

**Report Author/Case Officer:** Katy Lycett

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## 1.0 INTRODUCTION

*(A brief explanation of what the application is about)*

### 1.1 The Site

The application site is a detached dwelling located on a corner plot within Ramsay Close. The property has an existing single storey rear wing at ground floor and garage and hardstanding to the front for vehicles to the front adjacent to the boundary shared with number 36. The local area is characterised by mainly detached properties most with garages. There is a change in levels in Ramsay Close with number 48 sitting at a higher level than the application site. 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 follows on from a previously refused scheme to the property which sought permission for a first floor extension above the existing rear wing. This previous application was refused on the grounds that the impact upon the dwelling to the rear would not meet the Council guidelines. Furthermore the visual impact of the development was deemed to be unacceptable as it was considered to be overly large and prominent within Ramsay Close.

1.3 This revised scheme has reduced the projection at first floor to 4.5 metres. This revision has created a distance of over 13.7 metres between the first floor rear elevation (proposed) and the side elevation of 38 Ramsay Close. 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**

#### Core Strategy

Emerging 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

T15 – Parking Provision

#### Supplementary Planning Guidance

Adopted Parking Standards 2005 (Amended 2009)

## **3.0 MAIN ISSUES**

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

- 3.1 - The impact of the proposal on the character of the local area and street scene. The proposed extension does not increase the footprint of the property and is considered to respect the scale of the existing dwelling and wider area.
- The impact of the proposal on nearby properties and occupiers. The distance between the proposal and neighbouring properties is considered sufficient to ensure there would be no detrimental harm to neighbouring amenity.

## **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 Development Upon the Local Area and Nearby Properties**

The significant issue raised with the previous application related to the remaining distance between the proposed extension and the side elevation of 38 Ramsay Close. This distance has been increased as a result of the proposal being reduced in size at first floor. In addition the extension has incorporated a reduction in height from the main ridge line which helps to reduce the overall impact. This helps to limit the impact upon the properties to the rear, especially number 38 Ramsay Close and would now meet Council guidelines.

5.2 In addition the reduction at first floor also reduces the impact of the development on the wider area within Ramsay Close and it is considered that the scale of development is now more appropriate. The windows to the first floor side elevation to number 38 appear to be a non habitable room and a secondary window and this relationship is now considered to be acceptable. This distance now exceeds 14 metres. The two adjacent properties, numbers 48 and 36 respectively are not expected to encounter any significant impacts as a result of the proposed development. Overall, on balance this revised scheme is considered to be acceptable.

## **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. (D11)

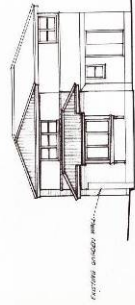
2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

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

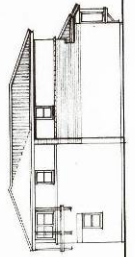


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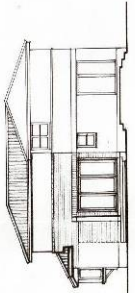




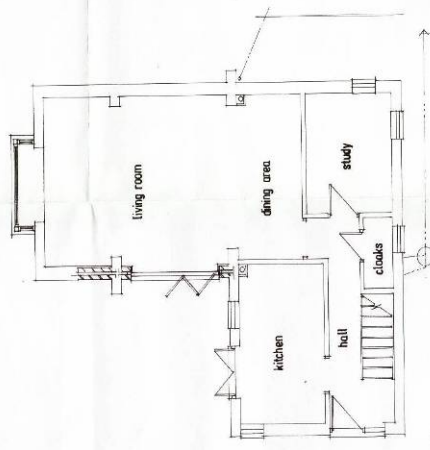
Rear Elevation



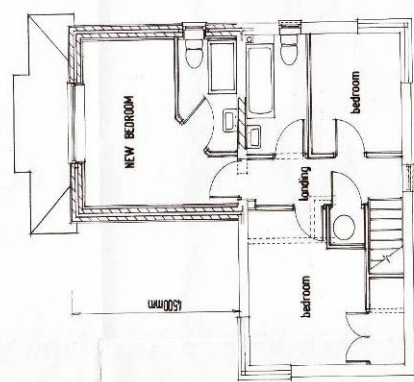
Side Elevations



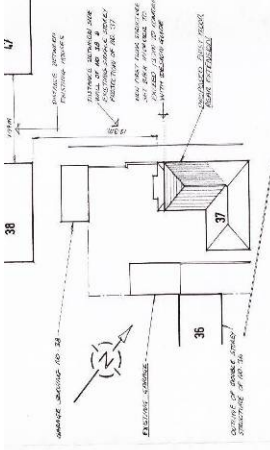
**MATERIALS**  
 Roof: CONCRETE INFILL/SLATES FLOOR TO FINISH EXISTING  
 Walls: BRICKWORK WITH A FINISH TO MATCH EXISTING  
 External Stone: BRICKWORK



Ground Floor Plan

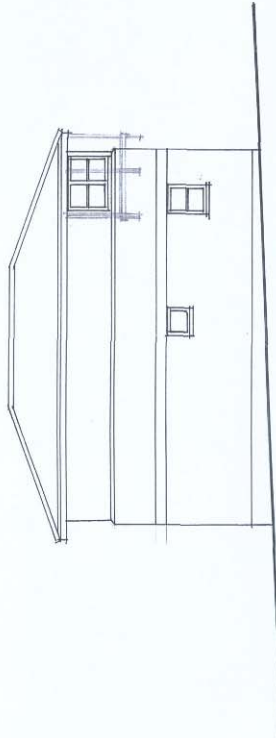


First Floor Plan

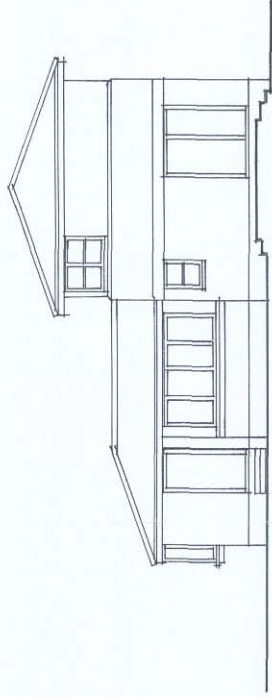


Site Plan 1:200

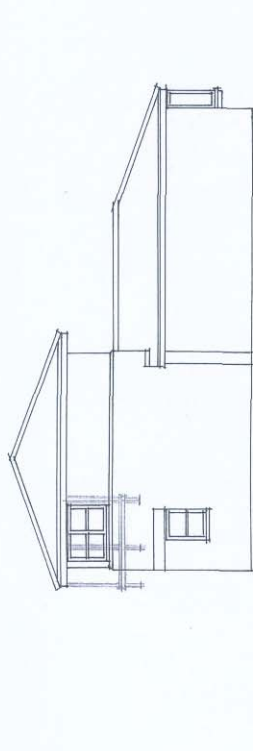
<b>Revisions</b>	<b>Description</b>
1. New changes to include proposed front porch	<b>Proposed First Floor Rear Extension</b>
2. New floor extension without side porch	37 Ramsay Close, Bradwell Village, Milton Keynes, MK13 9HN
<b>Drawn</b>	<b>For</b>
P. D. J. FRANKS R. D. J. FRANKS S. M. J. FRANKS S. M. J. FRANKS S. M. J. FRANKS S. M. J. FRANKS	Mr. M. Stapleton
<b>Date:</b> 26.11.2004	<b>Drawing No:</b> RF-12-1441
<b>Scale:</b> 1:50 (PLAN)	<b>Scale:</b> 1:200 (SITE)
<b>Dfn:</b>	<b>B</b>



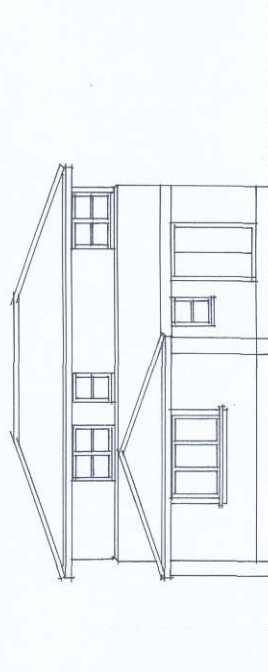
**Front**



**Side (left)**



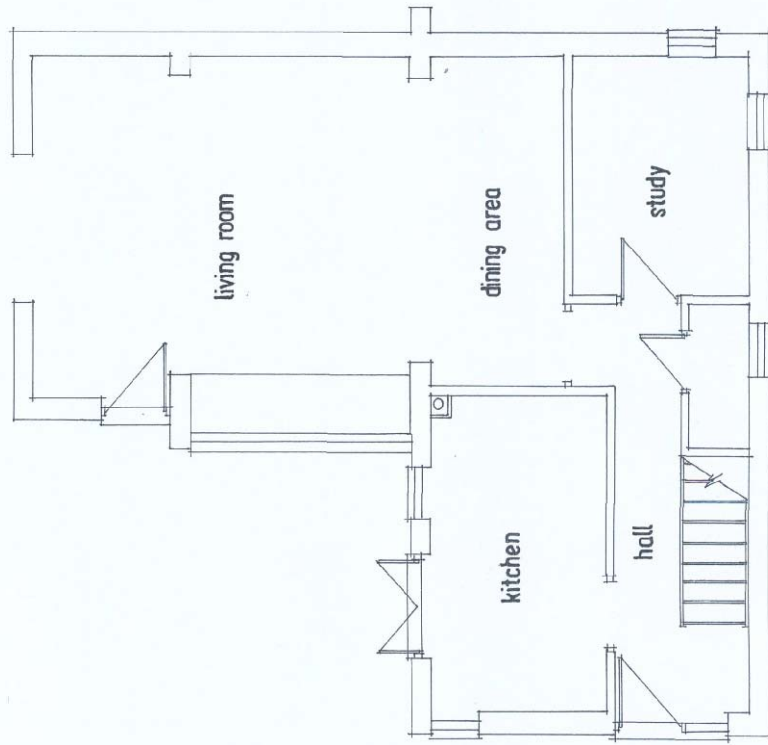
**Side (right)**



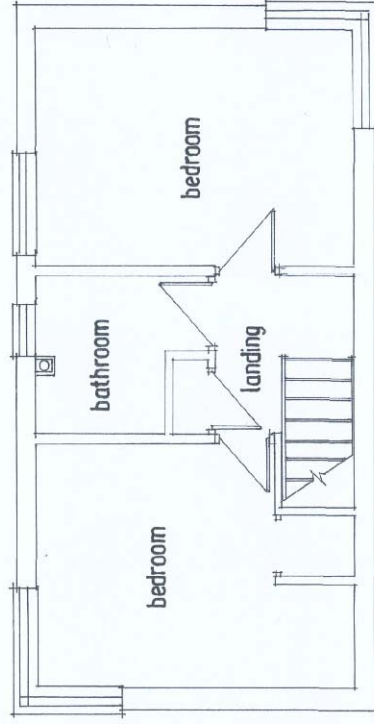
**Rear**

**Existing Elevations**

date July 2012 scale 1/100 drn. 



**Ground**



**First  
Existing Floor Plans**

date July 2017 scale 1:50 drn [Signature] X1

## Appendix to 12/02428/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 12/01856/FUL  
First floor rear extension over existing living room  
Refused 15.10.2012

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

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

#### A2.1 Parking.

The comments received from the Highways Officer confirm that no objections are raised to the proposal submitted.



### **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 Bradwell Parish Council commented this application had insufficient changes from the previous application reference 12/01856/FUL to warrant granting this revised application. Therefore the new application should be refused on the same grounds as advised before.

Noted. Paras 5.1 – 5.2 address.

Highways Development Control commented:

Noted.

Application 12/02428/FUL is for a new first floor extension that includes an additional bedroom. The total number of bedrooms in the dwelling would increase to 3.

I have no objection to this application.

The dwelling is in zone 3 for the application of the MK parking standards 2005 amended 2009.

The total number of spaces required in Zone 3 is the same for 2 and 3 bedroom properties and no additional parking provision is required. The dwelling has a parking space and garage as originally provided. Visitor parking is available on street in the immediate area.

A3.2 **Local Residents**

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

- 36, 38, 47 and 48 Ramsay Close Bradwell Milton Keynes

No responses received.

Noted