

APP 10

Application Number: 12/01565/FUL
Other

Single storey front and rear extensions

AT 83 Southern Way, Wolverton, Milton Keynes

FOR Mrs Marie Fresco

Target: 3rd October 2012

Ward: Wolverton

Parish: Wolverton & Greenleys Town
Council

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1.0 INTRODUCTION

1.1 The Site

The application site is a semi-detached property located in a residential area of Wolverton. 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 consent for the erection of single storey extensions to both the front and rear of the property. The proposed front extension will allow for the expansion of the lounge and hallway, while the proposed rear extension will provide a garden room. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

2.1 National Policy

National Planning Policy Framework paragraphs:

17: Core Planning Principles

56: Good Design

2.2 Local Policy

Core Strategy

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

Supplementary Planning Guidance

None relevant.

3.0 MAIN ISSUES

3.1 1. Impact on the character and appearance of the area. The front extension element of the proposal is very similar in size and design to the front extension of an immediately adjacent neighbouring property.

2. Impact on residential amenity. Projecting 2.4 metres, it is considered the proposed front extension is of modest size and will not impact on neighbouring amenity. The proposed rear extension is not deemed unacceptable due to the presence of a similar sized conservatory to the rear of No. 85 Southern Way, which is deemed to mitigate the impact of the proposal.

4.0 RECOMMENDATION

4.1 It is recommended that planning permission be granted subject to the condition set out at the end of this report.

5.0 CONSIDERATIONS

5.1 Impact on the Character and Appearance of the Area.

As the proposed single storey extension to the rear of the application dwelling will not be visible from the public realm, this element of the application is not deemed an issue in regard to the impact of the development on the character and appearance of the area.

As the proposed single storey front extension will be prominent when viewed from the street scene, this element of the proposal is more likely to have a detrimental impact.

However, while a majority of the properties on the street are characterised by plain frontages, there are examples of single storey front extensions to neighbouring properties. The most relevant example is located at No. 81 Southern Close, the neighbouring property located immediate adjacent to the application dwelling. The front extension so this neighbouring property is similar in scale and design to the proposed front extension. As It is not considered that the existing front extension to No. 81 Southern Close significantly impacts the character and appearance of the area, it is not deemed the proposed front extension will either.

Due to the presence of similar front extensions on the street scene, none of which are deemed to have a detrimental impact to the continuity of the street frontage, on balance, it is considered that refusing the application on such grounds would be unjustifiable.

5.2 Impact on Residential Amenity

The proposed front extension will project approximately 2.4 metres with a width of 7.3 metres. It is considered that No. 85 Southern Way is the only

neighbouring property which will be significantly impacted by the proposal. However, as the extension will only project 2.4 metres from the front elevation, this element of the proposal is not deemed unacceptable in terms of impact on neighbouring amenity.

The proposed single storey rear storey extension is set against the shared boundary with No. 85 Southern Way, projecting approximately 4 metres to the rear of the application property, with a width of 4.2 metres and a mono-pitched roof.

Whilst council guidelines suggest single storey rear extensions to semi-detached properties should not exceed 3.6 metres, owing to the existing conservatory to the rear of No. 85, also set against the shared boundary, it is considered the impact of the proposed rear extension on No. 85 will be mitigated.

It is acknowledged that the shared boundary between the application property and No. 85 is less than 1 metre in height, and will not nullify the impact of the proposed rear extension. However, as there are no windows located in the south-western elevation of the proposed extension (which faces the neighbouring conservatory), it is not considered the neighbouring amenity currently enjoyed by No. 85, will be compromised.

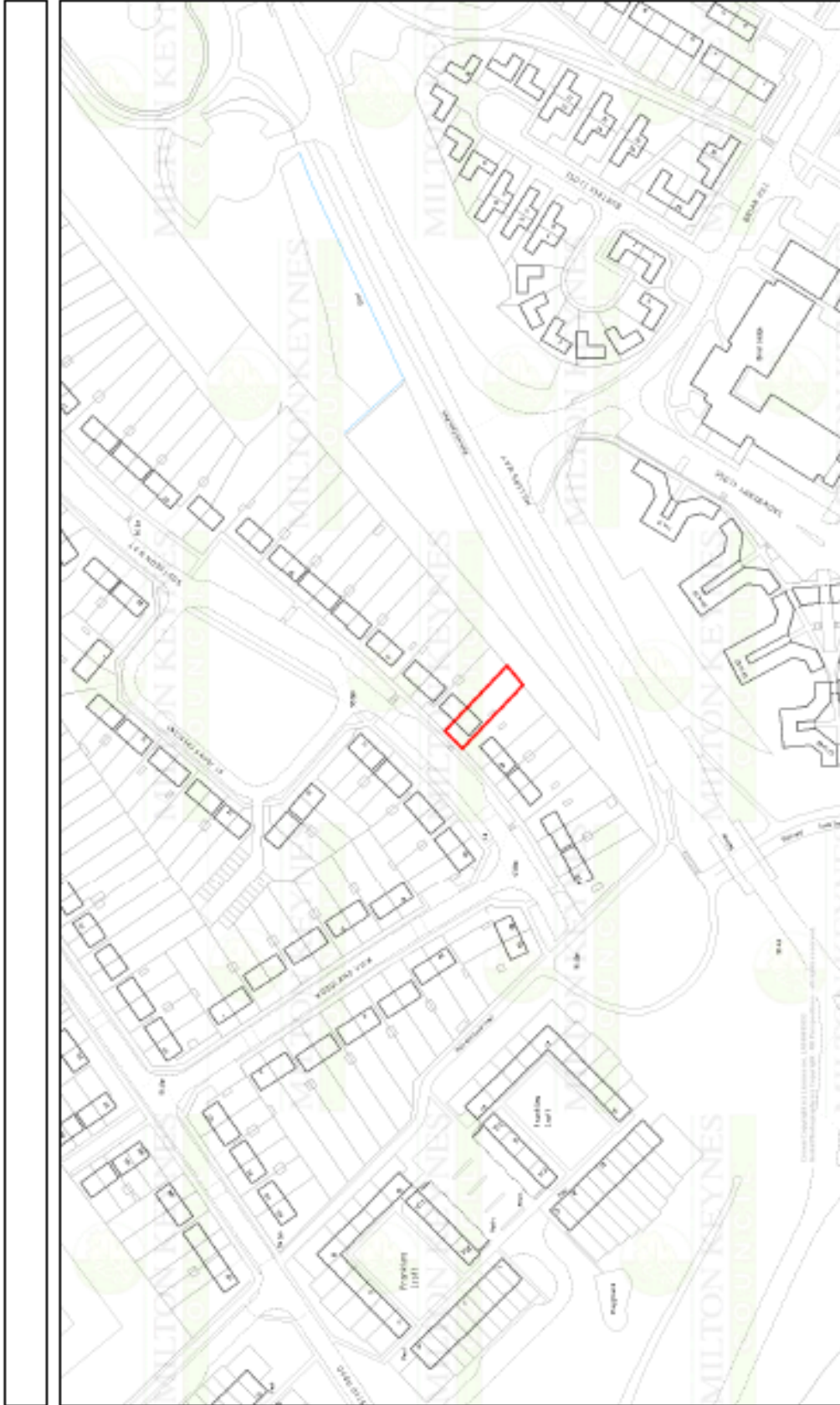
It is also noted that the existing extension located to the rear of No. 81 has an outlook facing the proposed rear extension. However, as the window in question is not located in a habitable living space, it is not considered that this impact is sufficient to warrant a refusal.

It is therefore considered that the proposals will not have a significant detrimental impact on residential amenity.

6.0 CONDITIONS

- 6.1 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)

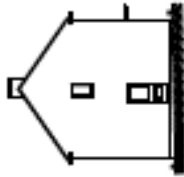


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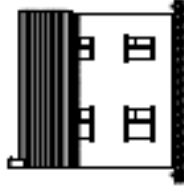
FRONT ELEVATION
NO PORCH



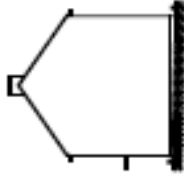
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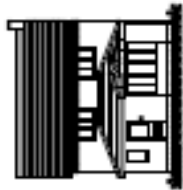
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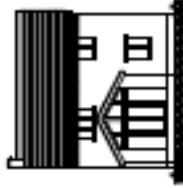
FRONT ELEVATION
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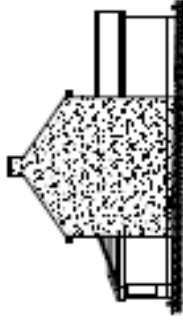
NO PORCH



NO PORCH



NO PORCH



FRONT FLOOR
PLAN



FRONT FLOOR
DETAIL



FRONT FLOOR
WITH PORCH



FRONT FLOOR
WITH PORCH



NO. OF FLOORS	1
NO. OF ROOMS	10
NO. OF BATHS	1
NO. OF TOILETS	1
NO. OF KITCHENS	1
NO. OF LIVING AREAS	1
NO. OF BED ROOMS	2
NO. OF STORE ROOMS	1
NO. OF GARAGES	0
NO. OF PORCHES	1
NO. OF TERRACES	0
NO. OF BALCONIES	0
NO. OF STAIRS	1
NO. OF LIFTS	0
NO. OF PATIOS	0
NO. OF TERRAZZES	0
NO. OF ROOFS	1
NO. OF GARDENS	0
NO. OF POOLS	0
NO. OF FOUNTAINS	0
NO. OF FISH PONDS	0
NO. OF OTHER FEATURES	0



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NO. OF TERRAZZES	0
NO. OF ROOFS	1
NO. OF GARDENS	0
NO. OF POOLS	0
NO. OF FOUNTAINS	0
NO. OF FISH PONDS	0
NO. OF OTHER FEATURES	0

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A1.0 RELEVANT PLANNING HISTORY

A1.1 None.

A3 CONSULTATIONS AND REPRESENTATIONS

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Comments

Officer Response

A3 **Wolverton & Greenley Parish Council**

See section 5.1

.1

“The council objects to this application as this forward projection will spoil the harmony of the existing housing front.

A3 **Local Residents**

No comments received.

.2

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

85 Southern Way Wolverton Milton Keynes

81 Southern Way Wolverton Milton Keynes

78 Southern Way Wolverton Milton Keynes

76 Southern Way Wolverton Milton Keynes

74 Southern Way Wolverton Milton Keynes