

APP10

Application Number: 12/02030/FUL
Minor

First floor side extension

AT 13 Cedars Way, Newport Pagnell, MK16 0DR

FOR Mr Christopher Carvell

Target: 4th December 2012

Ward: Newport Pagnell South

Parish: Newport Pagnell Town Council

Report Author/Case Officer: Chris Megson

Contact Details: 01908252519 Christie.Megson@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 semi-detached dwelling located within the centre of Newport Pagnell. The application dwelling falls within the Newport Pagnell Conservation Area. 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 a first floor extension to the side of the dwelling, above the existing garage. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 The application is brought forward to this committee as the applicant; Mr Carvell, is an employee of the Council, which has prevented the application being determined under the scheme of delegation.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework paragraph

- 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 Proposal on Character and Appearance; the proposed extension is stepped back from the primary front elevation of the dwelling.
 2. Impact of Proposal on Neighbouring Amenity; the existing window in the side elevation of the neighbouring dwelling facing No. 13 is located in a bathroom and is obscurely glazed.
 3. Parking provision; the parking arrangements of the dwelling will not be affected by the proposed development.

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 Proposal on Character and Appearance

Owing to its situation, the proposed first storey extension is of particular prominence from Cedars Way and the public realm. However, it is noted that the current residential dwellings located on Cedars Way are varied in design and style, meaning there is not a continuous street frontage present. It is noted that both Nos. 1 and 3 both appear double fronted, as a result of two storey side extensions. It is also noted that the front elevation of the proposed extension is marginally stepped back from the primary front elevation of the existing house, which is considered to mitigate its impact. It would therefore be unjustifiable to refuse the current application on grounds of its impact on the character and appearance of the area. Further to this, the applicant has indicated that the materials of the proposed side extension will match those of the existing house.

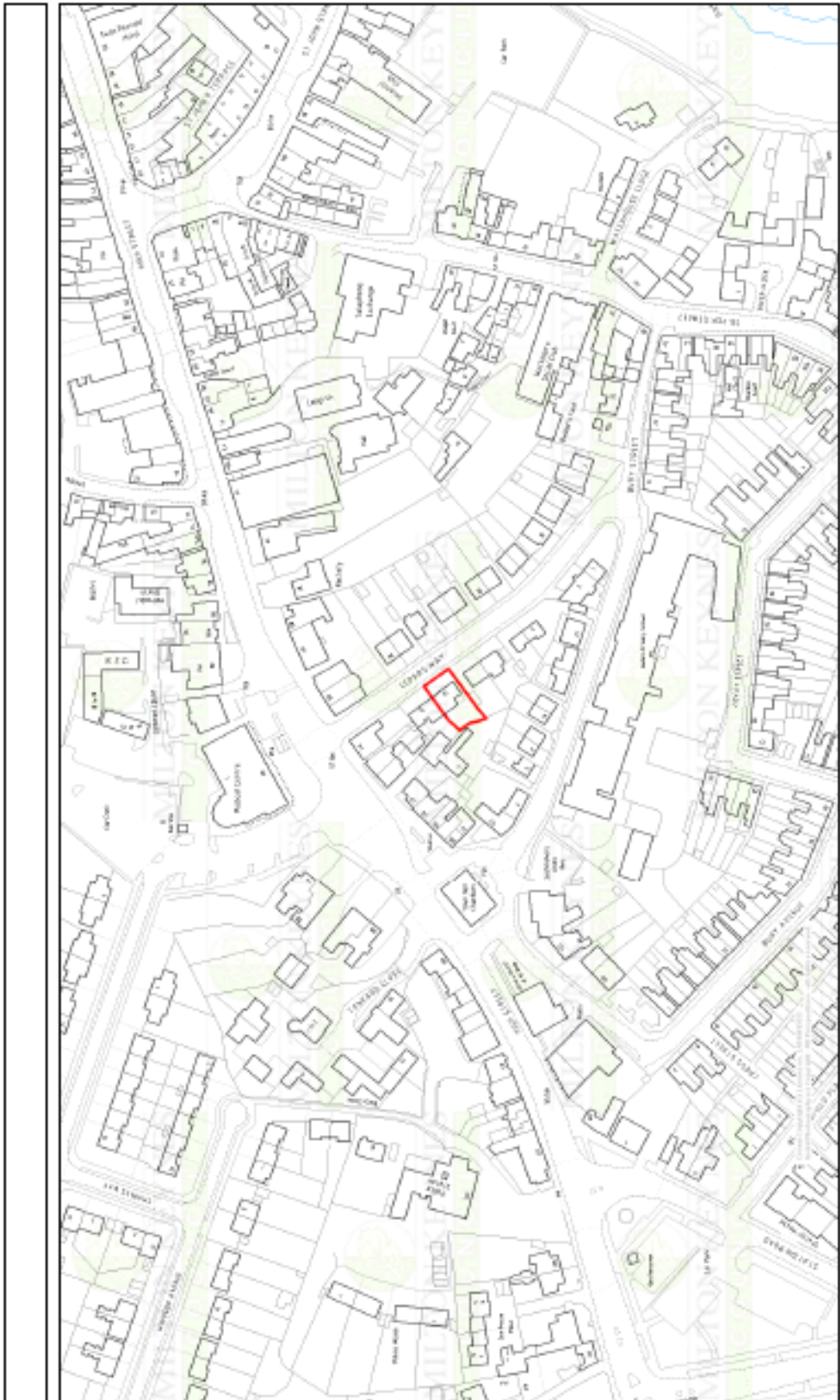
- 5.2 The proposed development would not be contrary to any of the policies and proposals in the development plan and there are no material considerations that would justify refusal of this application. It is recommended that Planning Permission be granted with a standard condition for duration.



6.0 CONDITIONS

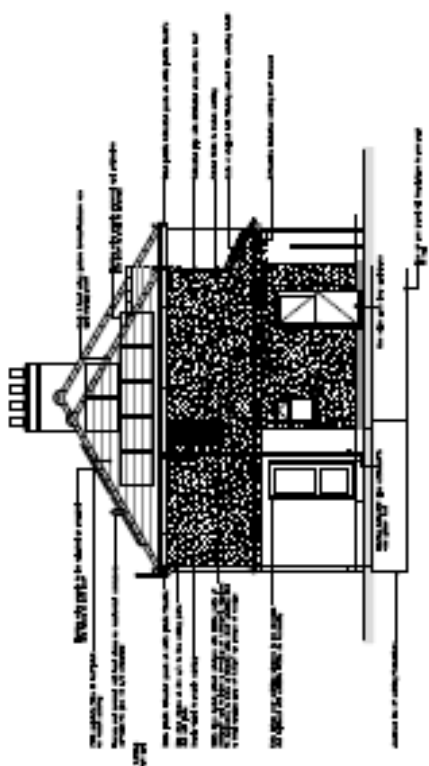
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

- 6.1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

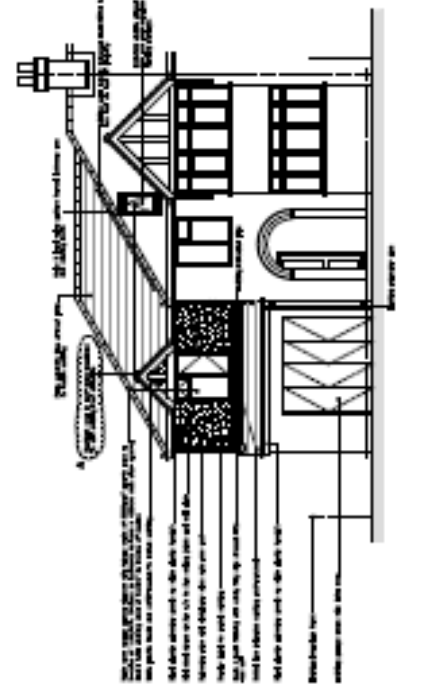
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)



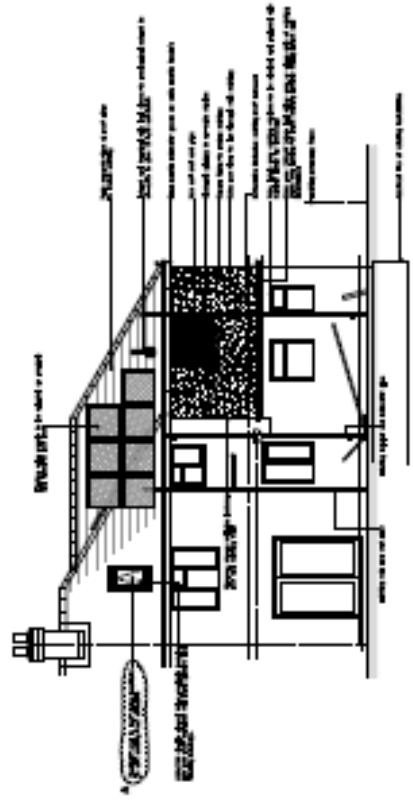
 	<p>Crown Copyright (C) Licence No. LA100019053 Aerial Photography Copyright (C) Geoportals - All rights reserved.</p>	<p>Scale 1:1250 Centre = 487464 E 243814 N</p>	<p>Date 19/10/10 Author:</p>
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FRONT ELEVATION



REAR ELEVATION

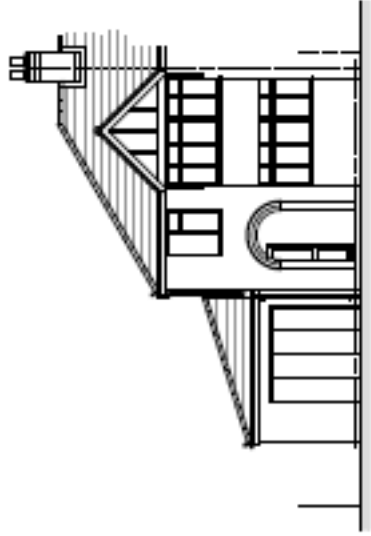


SIDE ELEVATION



NO.	DATE	REVISION

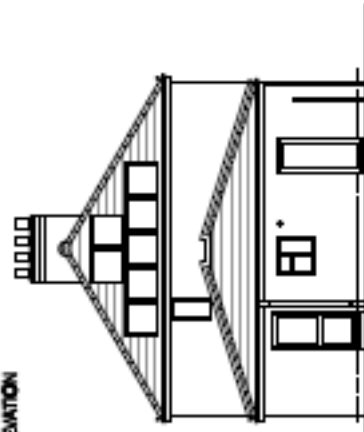
LEN MASON
 ARCHITECTURE
 1100 W. 10th St.
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 Website: www.lenmason.com



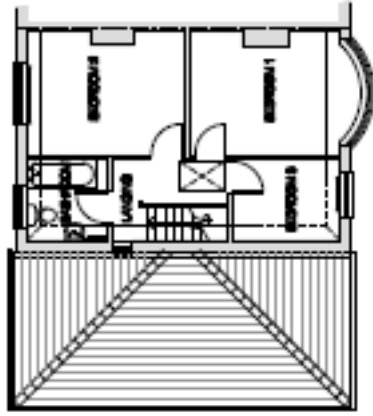
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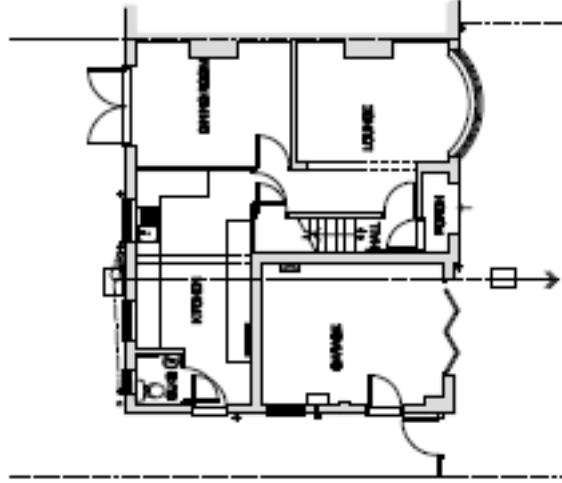
REAR ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



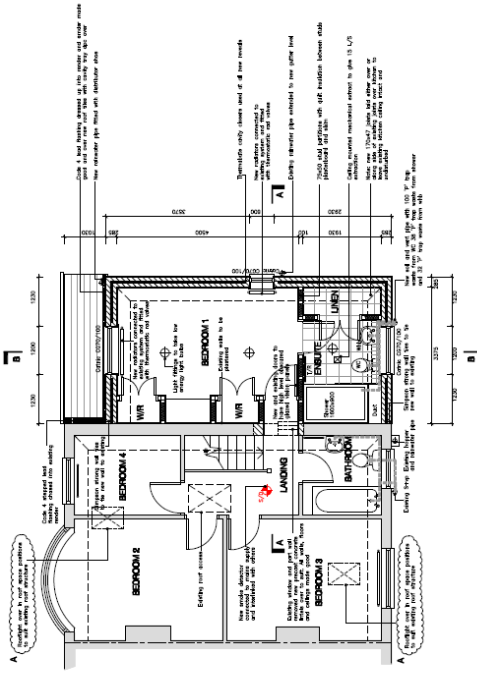
GROUND FLOOR PLAN

REV	DATE	DESCRIPTION

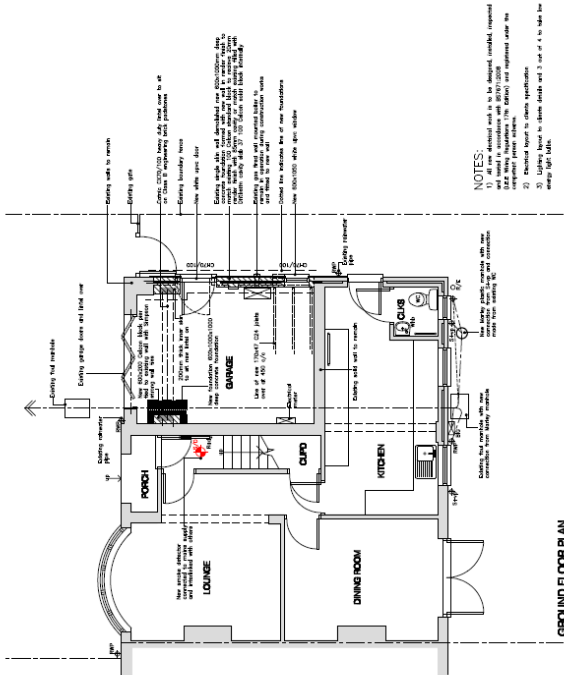
LEN MASON
ARCHITECTURAL CONSULTANT

8, Diamond Avenue,
Sandy Beach,
Mableton, GA 30128
Email: len@masonarchitect.com
Tel: 678-251-1482

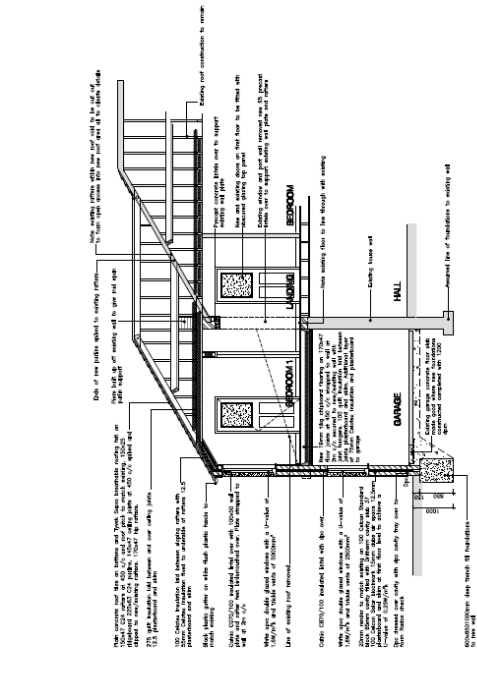
PROJECT	RESIDENTIAL FIRST FLOOR ELEVATIONS AND SIDE ELEVATIONS, MABLETON, GA		
TITLE	PLANS AND ELEVATIONS AS SHOWN		
DATE	3/10/2011	DATE	03/08/11
SCALE	001	SCALE	1/100



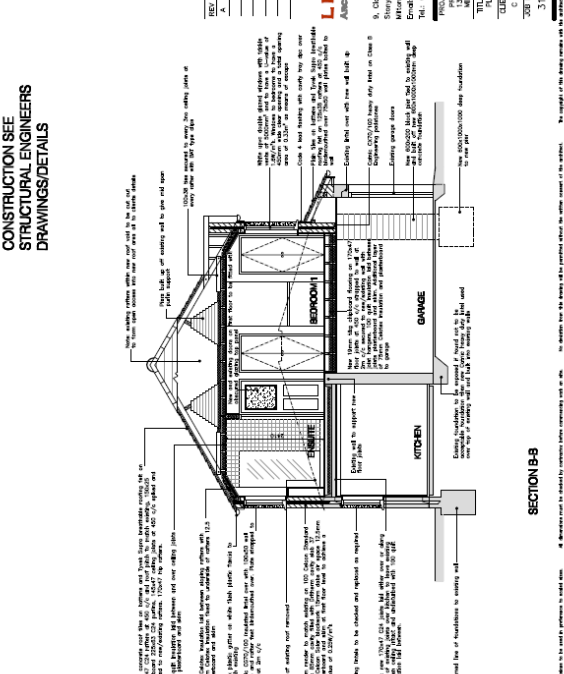
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION A-A



SECTION B-B

FOR FULL DETAILS OF ROOF
CONSTRUCTION SEE
STRUCTURAL ENGINEERS
DRAWINGS/DETAILS

REV.	DATE	DESCRIPTION	BY	CHECKED
1	15/11/15	ISSUED FOR PERMIT		

LEN MASON
ARCHITECTURAL CONSULTANT

9, Clarendon Avenue,
Essex Street,
London, W1A 2EX, UK
Tel: 020 7463 1111
Email: len@masonarchitect.co.uk
Tel: 07734 14480

PROJECT:
PROPOSED FIRST FLOOR EXTENSION AT
100, NEWINGTON GREEN, LONDON
ARCHITECT:
LEN MASON ARCHITECTS
DATE:
2015
SCALE:
A1
DATE:
15/11/15

Notes: 1) All dimensions are to be finished, unless indicated otherwise. 2) All dimensions are to be finished, unless indicated otherwise. 3) All dimensions are to be finished, unless indicated otherwise. 4) All dimensions are to be finished, unless indicated otherwise. 5) All dimensions are to be finished, unless indicated otherwise. 6) All dimensions are to be finished, unless indicated otherwise. 7) All dimensions are to be finished, unless indicated otherwise. 8) All dimensions are to be finished, unless indicated otherwise. 9) All dimensions are to be finished, unless indicated otherwise. 10) All dimensions are to be finished, unless indicated otherwise.

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 Impact of Proposal on Neighbouring Amenity

The proposal is not deemed to unduly impact on No. 11 Cedars Way, the neighbouring dwelling immediately adjacent to the proposed first floor extension. Whilst it is noted a window is located in the southeast side elevation of the proposal, this window is located in a bathroom and is appropriately obscurely glazed.

A2.2 Again, it is noted that a small window is located next to the side access to No. 11 in the northwest side elevation. However, as the proposed first storey extension does not project any further towards this outlook than the existing side elevation of the garage, this is not considered unacceptable. This window is not deemed a primary outlook, and an outbuilding is also situated between the window and the proposal which will also mitigate its impact.

A2.3 The proposal is not considered to harm neighbouring amenity with regard to loss of light to the conservatory to the rear of this neighbouring dwelling, it is noted that the roof of the conservatory is glazed which will allow it to remain illuminated. It is therefore considered that the impact on neighbouring amenity is not unacceptable.

A2.4 Parking Provision

The applicant has indicated that the parking arrangements of the dwelling will not be affected by the proposed development.

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 <u>Councils Archaeologists</u>	
No comment.	Noted.
A3.2 <u>Conservation And Archaeology</u>	
No comment.	Noted.
A3.3 <u>Newport Pagnell Parish Council</u>	
No objection.	Noted.
A3.4 Public Representations	
The occupiers of the following properties were notified of the application: 7 Bury Street Newport Pagnell MK16 0DS 15 Cedars Way Newport Pagnell MK16 0DR 11 Cedars Way Newport Pagnell MK16 0DR 28 Cedars Way Newport Pagnell MK16 0DP 26 Cedars Way Newport Pagnell MK16 0DP 24 Cedars Way Newport Pagnell MK16 0DP 95A High Street Newport Pagnell MK16 8EN	Noted.
No responses were received.	