

ITEM 4(a)

Application Number 18/02406/FUL

Description One bedroom bungalow

AT 7 Slated Row, Old Wolverton, Milton Keynes, Milton Keynes, MK12 5NJ

FOR Ms Sarah Tompkins

Target: 26/11/2018

Extension of Time: Yes – 20.12.18

Ward: Wolverton

Parish: Wolverton and
Greenleys

Report Author/Case Officer: Charlotte Ashby
Planning Officer

Contact Details: 01908 252115
Charlotte.ashby@milton-keynes.gov.uk

Team Manager: Nicola Thompson: nicola.thompson@milton-keynes.gov.uk

1.0 RECOMMENDATION

1.1 It is recommended that permission be refused for the reason given below.

2.0 INTRODUCTION

The Site

2.1 The application site is located on Slated Row within the residential area of Old Wolverton. The site is located to the South of No. 20 Trinity Road and to the North of No. 7 Slated Row on the opposite side of the highway. The site would be located to the rear of 3 parking spaces, one of which would be allocated to the new dwelling.

The Proposal

2.2 The application seeks permission for the construction of a one bed bungalow. A previous application for the proposal, 18/00126/FUL, was withdrawn.

Reason for referral to committee

2.3 The application is referred to Development Control Panel for determination as over five separate neighbours/ third parties have requested that the application be referred to Development Control Panel.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2018)

Paragraphs 127c:

Section 3: Plan-Making

Section 4: Decision-Making

Section 12: Achieving Well-designed Places

The Development Plan

3.2 No Neighbourhood Plan in this area

3.3 Core Strategy (2013)

Policy CS13: Ensuring High Quality, Well Designed Places

3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Policy D1: Impact of Development Proposal on Locality

Policy D2: Design of Buildings

Policy D2A: Urban Design Aspects of New Development

H7: Housing on Unidentified Sites

Policy T10: Traffic

Policy T15: Parking

H8: housing density

3.5 Supplementary Planning Documents

Milton Keynes' adopted Residential Design Guide (2012)

Milton Keynes Parking Standards (2016)

3.6 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.7 Equalities Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

4.0 MAIN ISSUES

Principle of development

Highway matters and parking

Impact on character of the area

Design
Residential amenity

5.0 CONSIDERATIONS

Principle of development

5.1 The application site is located within a residential area of Old Wolverton. The site is not within a Conservation Area, a Listed Building or within the setting of a Listed Building. The application seeks planning permission for a one bedroom detached dwelling. The site is located within the residential area of Old Wolverton. Core Strategy Policy CSA incorporates the presumption in favour of sustainable development. Where relevant policies are out of date, decisions are to take into account whether the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework 2018.

5.2 The Council cannot currently demonstrate a five year housing land supply. Footnote 7 of the National Planning Policy Framework 2018 considers policies for the supply of housing to be out of date where Council cannot demonstrate a five-year supply of deliverable housing sites. In such circumstances, the Council must rely on the provision of Paragraph 11 of the NPPF, which outlines presumption of sustainable development,

5.3 When determining this application, it will therefore be necessary to consider the fact that the Council does not have a five year housing land supply and the proposed development would, albeit minimally, contribute towards meeting the identified shortfall. An assessment would then be made as to whether or not the proposal could be considered to be classed as sustainable development in terms of the economic, social and environmental role as set out in the NPPF.

Economic Role

5.4 In terms of the economic role, the construction activities associated with the development would generate a low number of employment opportunities for the local community and have associated benefits for local services and suppliers in the short term. In the longer term, the development would support the local economy in terms of the small increase in use of local shops, services and facilities.

Social Role

5.5 In terms of the social role, as part of the promotion of sustainable development, the NPPF requires that housing is located where it will enhance or maintain the viability of communities and be within a sustainable location. The site is located within the existing residential area of Old Wolverton and is therefore located within close proximity to other residential properties Slated Row and the surrounding streets. As such, the site would form part of an existing local community.

Environmental Role

5.6 Environmental matters are considered further in the remainder of this report; however, it is acknowledged that the application site falls within the development

boundary of Old Wolverton. The site is not constrained by flood risk and the council's GIS mapping does not suggest that there are any protected species within close proximity to the site.

5.7 The proposed development is therefore considered to constitute sustainable development.

Highway matters and parking

5.8 The Highways Officer has objected to the proposal on the grounds of the poor access to Slated Row, given the single lane for the majority of the street, and the restrictive reverse distance from the proposed parking of the application site.

5.9 Slated Row is a narrow street, comprising of a car parking bay to the South side of the highway in front of No. 7 and No. 9 Slated Row. Due to the parked cars using the bay, the reverse distance from the proposed parking would be 3 - 3.5 metres, compared to the required 6 metres. Therefore, the proposal would not be considered to comply with Saved Policy D1 (vi) which states; Planning permission will be refused for development that would be harmful for any of the following reasons: inadequate access to, and vehicle movement within, the site. Additionally, the proposal would not be considered to comply with Saved Policy T15, which states that parking areas should be well designed in terms of safety, circulation and appearance and assist access by pedestrians and cyclists.

5.10 Neighbour objections have been received with regards to the impact of delivery vehicles. The Highways Officer also objects, as the street does not have a suitable turning point for delivery vehicles and therefore they may have to reverse out of Slated Row causing potential highways issues on Old Wolverton Road. As a consequence, the proposal would not comply with Saved Policy T10, which states;

Planning permission will be refused for development if it would be likely to generate motor traffic:

- i) Exceeding the environmental or highway capacity of the local road network; or*
- ii) Causing significant disturbance, noise, pollution or risk of accidents.*

5.11 Saved Policy T15 of Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Parking Standards Supplementary Planning Document 2016 (SPD). The Milton Keynes Parking Standards SPD (2016) details the amount of parking required based on the nature of the proposed development and its location. The application site is located within Accessibility Zone 3 as identified by the Milton Keynes Parking Standards SPD 2016.

5.12 Neighbour objections, and objections from the Ward Councillor were received in regards to the impact of the proposal on parking provision within the Slated Row. The parking shown on the plans identifies 1 allocated space for the proposal. The Milton Keynes Parking Standards 2016 outlines that 1 bedroom properties within Zone 3 should have 1 allocated parking space and 0.33 unallocated. The proposal provides 1 space, with no unallocated parking.

		Parking Standards Requirement - Zone 3		Provided	
Plot Number	Type	Allocated	Unallocated	Allocated	Unallocated
Proposed bungalow	1 bedroom	1	0.33	1	0
Site Total		1.33 spaces required		1 space provided	

5.13 The proposed parking spaces would measure approximately 5.4 x 2.5 metres, which would not comply with the parking standards for spaces in front of a wall, which require spaces to measure 6 metres in depth. Additionally, a parking space adjoining a wall or fence to the side would require an additional 0.5 metres to be provided for the width. Therefore, the proposal is not be considered to be acceptable in this regard.

Impact on character of the area

5.14 Saved Policy D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals reinforce townscape character.

5.15 Objections were received from neighbouring properties, Wolverton and Greenleys Parish Council and a Ward Councillor with regard to the negative impact of the proposal upon the character of Slated Row and the local area.

5.16 Slated Row is a historically unique street, comprising of two storey properties on the South side of the highway, and barns and garages on the North side. The historic design and unique layout is of importance for the character of the local area. The development proposes a bungalow located on Slated Row to the North side of the highway. Although it is acknowledged that buildings on the North side are barns and garages, and therefore are single storey, the proposed bungalow would not be considered sympathetic to the character of the area, due to the size of the proposal in relation to the application site.

5.17 Paragraph 127 states; Planning policies and decisions should ensure that developments (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

5.18 The proposal would be considered to be an incongruous addition and result in overdevelopment of the site, particularly given the plot size and the proposed small 2 metre garden that would remain to the rear of the bungalow. The proposal would therefore be considered to result in a significant negative impact upon the character of the local area given the historic importance of the street layout and therefore would not be considered to be acceptable.

Design

5.19 The development would be highly visible from the streetscene, and is proposed on the opposite side of the highway to No. 7 Slated Row. The land is currently used as parking for No. 7 Slated Row. The locality is characteristic of two storey dwellings, providing uniformity of character within the streetscene.

5.20 A number of neighbours, Ward Councillor and Wolverton and Greenleys Parish Council have objected to the proposal with regard to the impact of the bungalow on the character of the area. Although it is acknowledged that the proposal will be located within close proximity of garages and barns, and that No. 1A is a bungalow, No. 1A is located on the corner of the street and does not detract from the continuation of character of the other properties. The proposed development would be constructed of red facing brick, slate roof, front gable in timber and upvc windows to match the colours of Slated Row. However, the properties within the street are characteristic of stone and red brick. Therefore, although the timber would be in keeping with fencing and some garages within the street, the proposed timber boarding to the front gable would not be considered to be in keeping with the properties within the street. Therefore, the proposal would not be considered to be in keeping with the size and scale of other properties within the streetscene and therefore would not comply with Saved Policy D2 (i) and (ii), which states;

Development proposals for buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance*
- ii) Relate well to and enhance the surrounding environment.*

5.21 Objections have also been raised with regard to the scale of the proposal in relation to the size of the site. Given that the site is approximately 83 metres squared and that the proposed dwelling would cover 40 square metres, as well as a parking space of approximately 10 metres squared, the proposal would be considered cramped and an overdevelopment of the application site. The proposal would not therefore be considered to relate well to and enhance the surrounding environment, or be in scale with other properties. The resulting 2 metres of amenity space to the rear of the bungalow, and 1 metre to the West side of the property would not be considered in keeping with the amenity space of other properties within the local area, and therefore the proposal would not be considered to be acceptable.

Residential amenity

5.22 Saved Policy D1 of the Milton Keynes Local Plan 2001-2011 states that development should be refused if it would be harmful by way of creating an unacceptable visual intrusion or loss of privacy, sunlight and daylight.

5.23 The development proposes a bungalow to the land opposite No. 7 Slated Row. The development is located approximately 2 metres from the property boundary of No. 20 Trinity Road. However, given the single storey height of the development, the proposal would not be considered to result in a significant impact in terms of loss of privacy, sunlight or daylight to No. 20 Trinity Road, located to the rear of the application site.

Garages are located to both sides of the site and therefore the proposal would not be considered to impact upon other properties within the Slated Row.

5.24 The proposal would therefore be considered to comply with Saved Policy D1, and would be acceptable with regards to the impact on residential amenity.

6.0 CONCLUSIONS

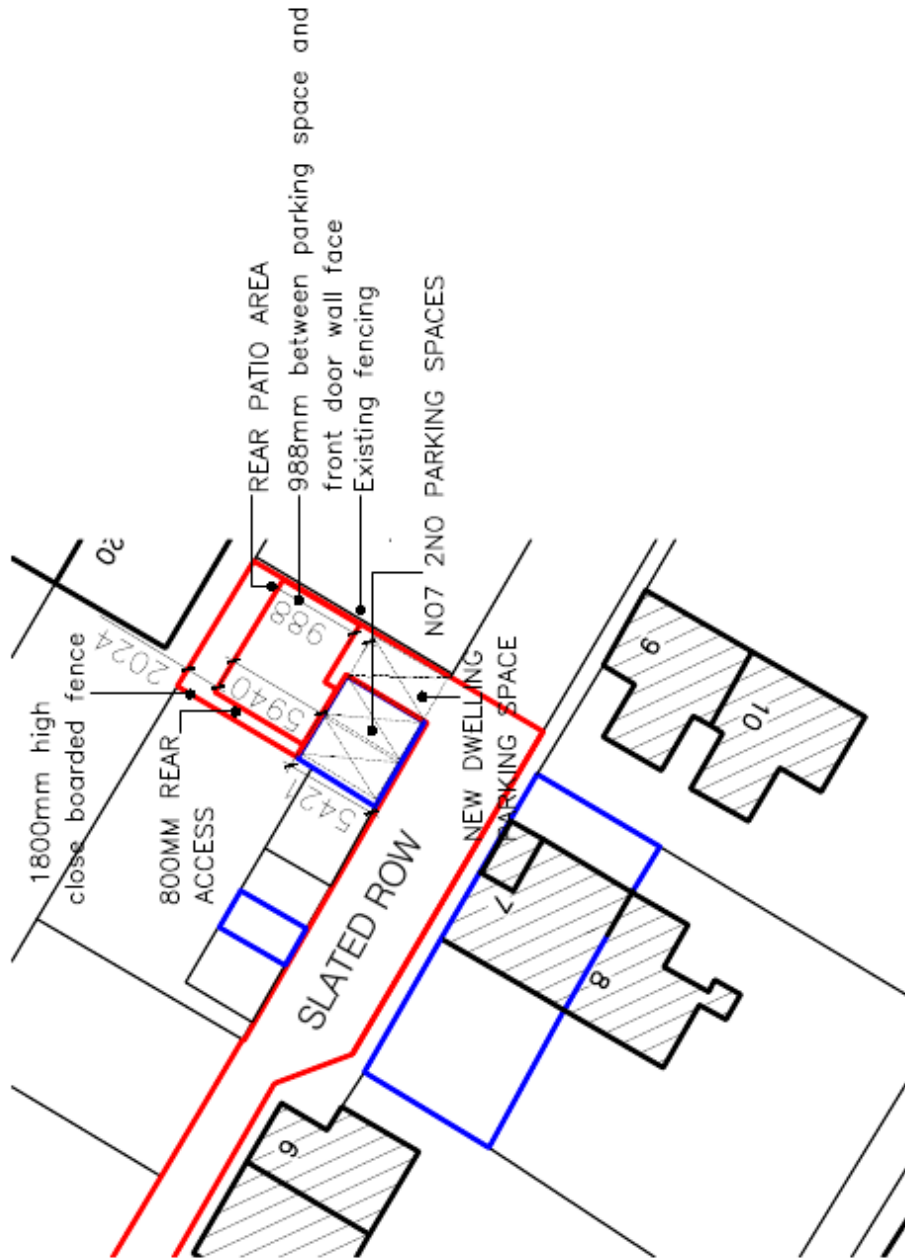
6.1 In conclusion the application is not considered to be acceptable for the reasons set out in section 7 below.

7.0 REASONS FOR REFUSAL

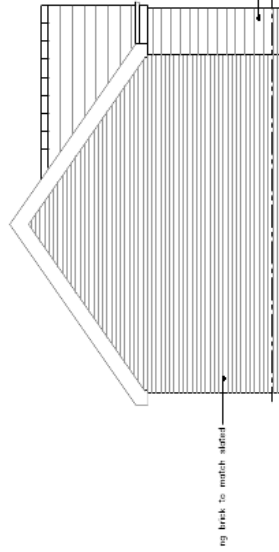
7.1 The narrow vehicle access, reversing distance of 3 - 3.5 metres and unsuitability of the area for delivery vehicles would likely lead to highways issues on Slated Row and Old Wolverton Road. Therefore, the proposal would not be considered to comply with Saved Policies T10, D1 (vi) and T15 of the Milton Keynes Local Plan.

7.2 The proposal would negatively impact upon the character of the local area due its scale and layout within a unique historical area, resulting in a cramped and overdeveloped site within the locality. Therefore, the proposal would not comply with Saved Policy D2 (i), (ii) and (iv) of the Milton Keynes Local Plan 2001-2011 and paragraph 127 of the National Planning Policy Framework.



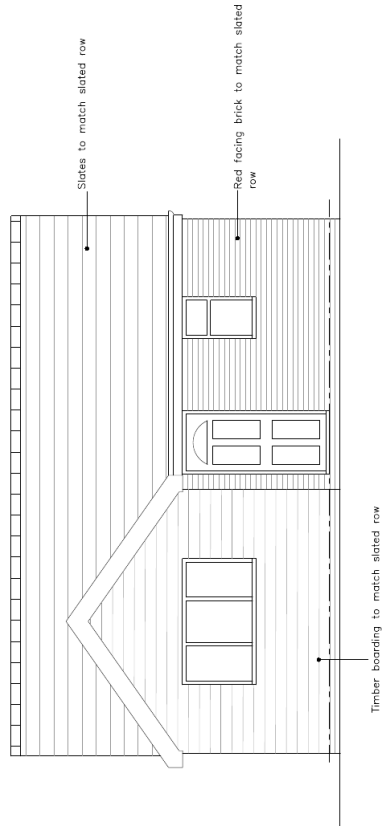


- MATERIALS:**
- PACING BRICK TO MATCH SLATED ROW BUILDINGS BEST POSSIBLE
 - SLATE ROOF TO MATCH SLATED ROW
 - UPVC WINDOWS TO MATCH SLATED ROW COLOURS
 - BLACK PLASTIC RAINWATER GOODS
 - FRONT GABLE FINISHED IN TIMBER TO MATCH SLATED ROW

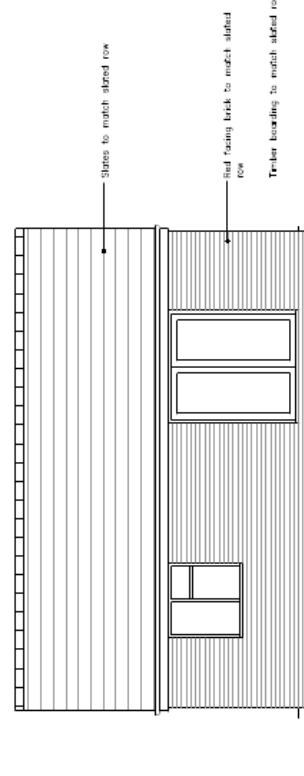


SIDE ELEVATION

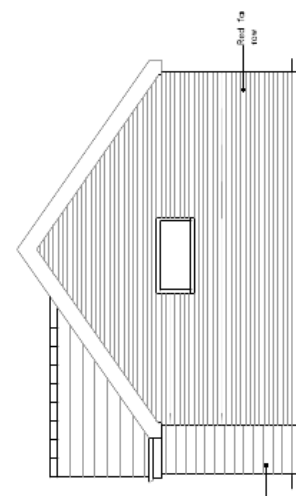
FRONT ELEVATION



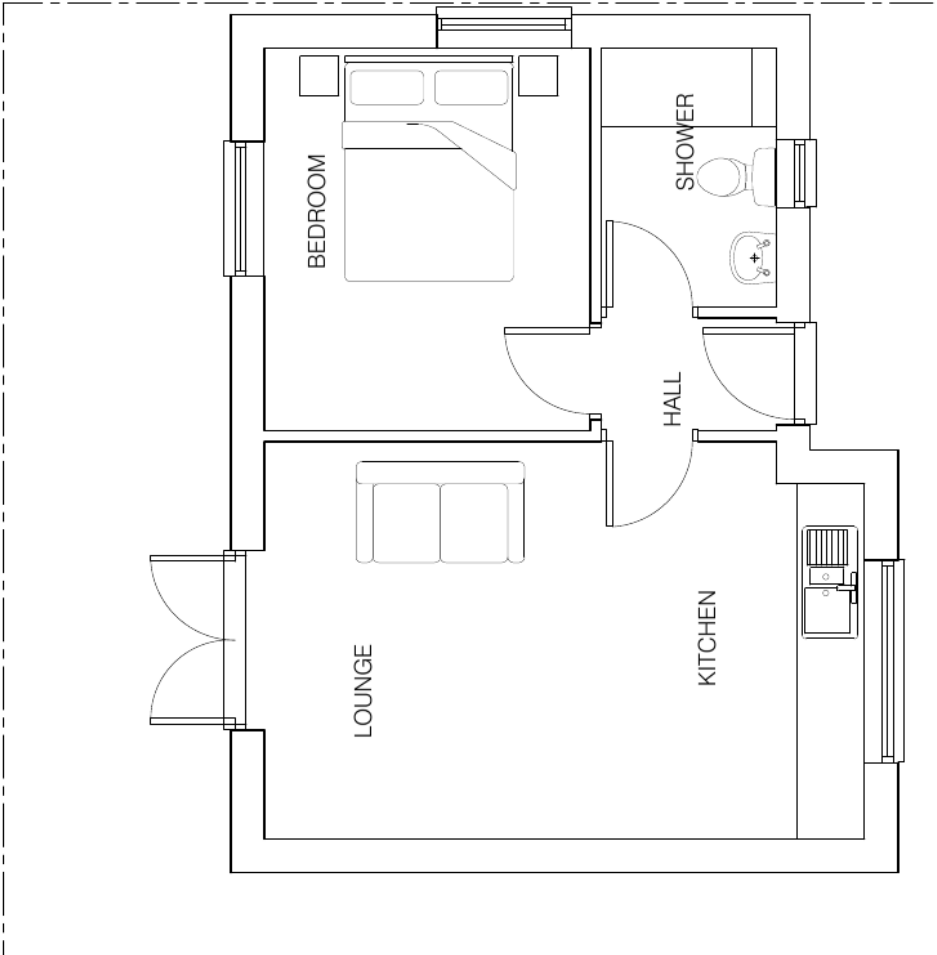
- NOTES:**
- 1) All site electrical work is to be designed, installed, inspected and certified in accordance with the current edition of the Wiring Regulations BS 7671.



REAR ELEVATION



SIDE ELEVATION



Boundaries

Appendix to 18/02406/FUL

A1.0 RELEVANT PLANNING HISTORY

15/00056/FUL

Two storey front extension and first floor infill extension

PER 20.03.2015

18/00126/FUL

Proposed one bedroom bungalow

WDN 10.04.2018

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Ward Councillor Middleton

Objects

With reference to the above application, I email to lodge my objection as Wolverton' ward councillor. I object on the following grounds:

+ the application is contrary to policy D1 (vi) in that the proposal displays "Inadequate access to and vehicle movement within the site".

+ the application is contrary to D2A (iii) which states "...spaces and streets that are accessible, attractive, well related".

Justification: Slated Row is a narrow, historical street in Old Wolverton. Traffic flow is already awkward due to the narrow dimensions of the road and parking provision is very limited. This is readily evident from a site visit or indeed a glance at Google Streetview. From the submitted plans, the proposed parking provision appears narrow and access thereto appears challenging given the restrictive dimensions of the highway.

+ the application is contrary to policy D2 which states "development proposals for buildings will be refused unless they: i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance ii) Relate well to and enhance the surrounding environment iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area of the Milton Keynes Local Plan".

+ 2001-2011 NPPF S12 also states: "Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting."

Justification: Slated Row is a narrow, historical street in Old Wolverton. The architecture of the buildings and configuration of the street is distinctive, and indeed, likely unique within Milton Keynes. The proposed elevations and materials are unsympathetic to the distinctive architecture in the vicinity, inconsistent with the existing rooflines and street scene, and inconsistent with existing heights and massing.

+ the density of dwellings along Slated Row, owing to its historical nature, is considerably above the average for Milton Keynes. As such, local utilities and infrastructure is likely to be near or at capacity. This proposal would represent an unacceptable overdevelopment.

In closing, if you are minded to approve this application, I'd ask that it be considered and determined at a meeting of DCC. There is considerable local opposition as borne out by the high number of objections lodged on the Planning Portal.

A3.2 Ward Councillor Marland
No response received.

A3.3 Ward Councillor Miles
No response received.

A3.4 Parish Council
Objects

"The Clerk and the Chairman under their delegated powers have discussed this application and have agreed to OBJECT to this per the Committees previous submitted 9th February as it is contrary to policy D1 vi "Inadequate access to and vehicle movement within the site" and D2A iii "...spaces and streets that are accessible, attractive, well related to and overlooked" and D2 development proposals for buildings will be refused unless they: i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance ii) Relate well to and enhance the surrounding environment iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area of the Milton Keynes Local Plan 2001-2011 NPPF S12 also states: "Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); further to this the proposed extension"

A3.5 MKC Highways Officer
Objects

The Highways Officer has also objected to the proposal on the ground of the poor access to Slated Row given the single lane for the majority of the street, the and the restrictive reverse distance from the proposed parking of 3-3.5m(due to the on

street parking spaces) in comparison to the required 6m. The street does not have a suitable turning point for delivery vehicles and therefore may have to reverse out of Slated Row causing additional potential highways issues on Old Wolverton Road. The proposal would not be considered to comply with Saved Policies T10, D1 (vi) and T15 of the Milton Keynes Local Plan of the Milton Keynes Local Plan.

A3.6 Third party objections have been received from 11 addresses and are summarised as follows:

- Highways access
- Parking
- Vehicle turning
- Inappropriate for historical character of the area
- Overdevelopment of site
- Design
- Light to garden
- Drainage infrastructure