

Application Number: 12/01493/FUL  
Other

**Erection of part single storey, part two storey rear extension**

**AT 7 Cline Court, Crownhill, Milton Keynes**

**FOR Mr James Watson**

**Target:** 21st September 2012

**Ward:** Loughton Park

**Parish:** Shenley Church End Parish  
Council

**Report Author/Case Officer:** James Kirkham

**Contact Details:** 01908 252039 james.kirkham@milton-keynes.gov.uk

**Head of Team:** Jackie Fox

**Contact Details:** 01908 252283 jackie.fox@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 two storey detached property located in a residential 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 a part two storey, part single storey extension to the rear of the application property. The extensions would extend across the width of the existing dwelling. 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 (NPPF):  
Paragraph 14: Presumption in favour of sustainable development  
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  
D2A: Urban Design Aspects of New Development  
D2: Design of Buildings  
T15: Parking Provision

## Supplementary Planning Guidance

Parking Standards For Milton Keynes (2005) and Addendum (2009)

### **3.0 MAIN ISSUES**

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

- 3.1 1. The impact on the character and appearance of the area. The design of the proposal broadly reflects the design of the existing house and others in the area. Whilst the extension is a relatively large addition to the building given its siting to the rear of the property it will have limited impact on the character or appearance of the area.
2. The impact on the amenity of neighbouring properties. The separation distance to the properties to the rear of the site would result in the extension not significantly overlooking these properties. The extension would be set away from the side boundary of the site and would be further from the property that faces onto the side elevation of the application property than the existing two storey side elevation. Therefore, on balance, it is not considered to significantly impact on the outlook to this property.

### **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 led to the officer Recommendation)*

#### **5.1 Impact on character and appearance**

The proposed two storey rear extension would be a large addition to the application property. It would be located to the rear of the property and whilst it would be visible in the street scene it is not considered that it would be prominently sited as the site is surrounded by other housing. The extension would be constructed of matching materials to the main dwelling and would have a hipped roof similar to that on some of the neighbouring properties. There is a mix of dwelling types in the area and whilst the proposal would alter the appearance of the dwelling it is not considered to be harmful to the character and appearance of the area given the siting of the extension to the rear of the property.

#### **5.2 Impact on neighbouring properties**

The proposed extensions will impact on the neighbouring properties to some degree by virtue of its siting and scale. Crosby Court exists to the rear of the application site. The rear elevations of 26 and 27 Crosby Court currently face onto the rear elevation of the application site where the proposed extension would be located. The proposed two storey extension would reduce the distance between the first floor windows on the application property and the first floor windows on the properties in Crosby Court from a minimum of approximately 27.5 metres to 22.5 metres. The Council would normally expect

22 metres to be retained between first floor windows in this type of relationship to ensure there is an acceptable level of privacy retained. A single storey extension exists on the rear of 26 Crosby Court which would be closer to the application. However, on balance, given the distance and relationship between these properties, and the fact that the application property would retain a garden length of approximately 12.5 metres, the proposals are considered to be a sufficient distance from these properties to the rear of the site to ensure the proposals do not result in significant level of overlooking or loss of privacy to these properties. The proposals are therefore considered acceptable in this regard.

- 5.3 The occupier of 25 Crosby Court has also raised concerns regarding the proposal overlooking their property. However the proposed two storey extension is off-set from this property and is considered to be a sufficient distance to not significantly impact on the amenity this property.
- 5.4 The proposed extension is not considered to significantly impact on the amenity of the property to the south east of the site which is a bungalow. The extension would be located away from the boundary with this property and would be located adjacent to side elevation of this property as this property slightly set back from the position of the application property. Furthermore the garage of the application property exists between the proposals and this property. It is recommended that the first floor windows side facing this property be conditioned to be high level as shown on the plans to ensure the proposal does not result in a significant loss of privacy.
- 5.5 6 Cline Court exists to the north west of the application site. This property faces onto the side elevation of the application property. The proposed two storey part of the extension will be located away from the boundary with this property and set in from the existing two storey side extension of the application property. The existing two storey side elevation of the application property significantly impacts on the outlook to this property. Whilst this extension will result in some further loss of outlook to this property, given the existing relationship between the properties, this is not considered to be so significant to justify refusal of the application.
- 5.6 Given the scale and siting of the proposals they are not considered to significantly impact on any of the other properties in the immediate area.

## **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.

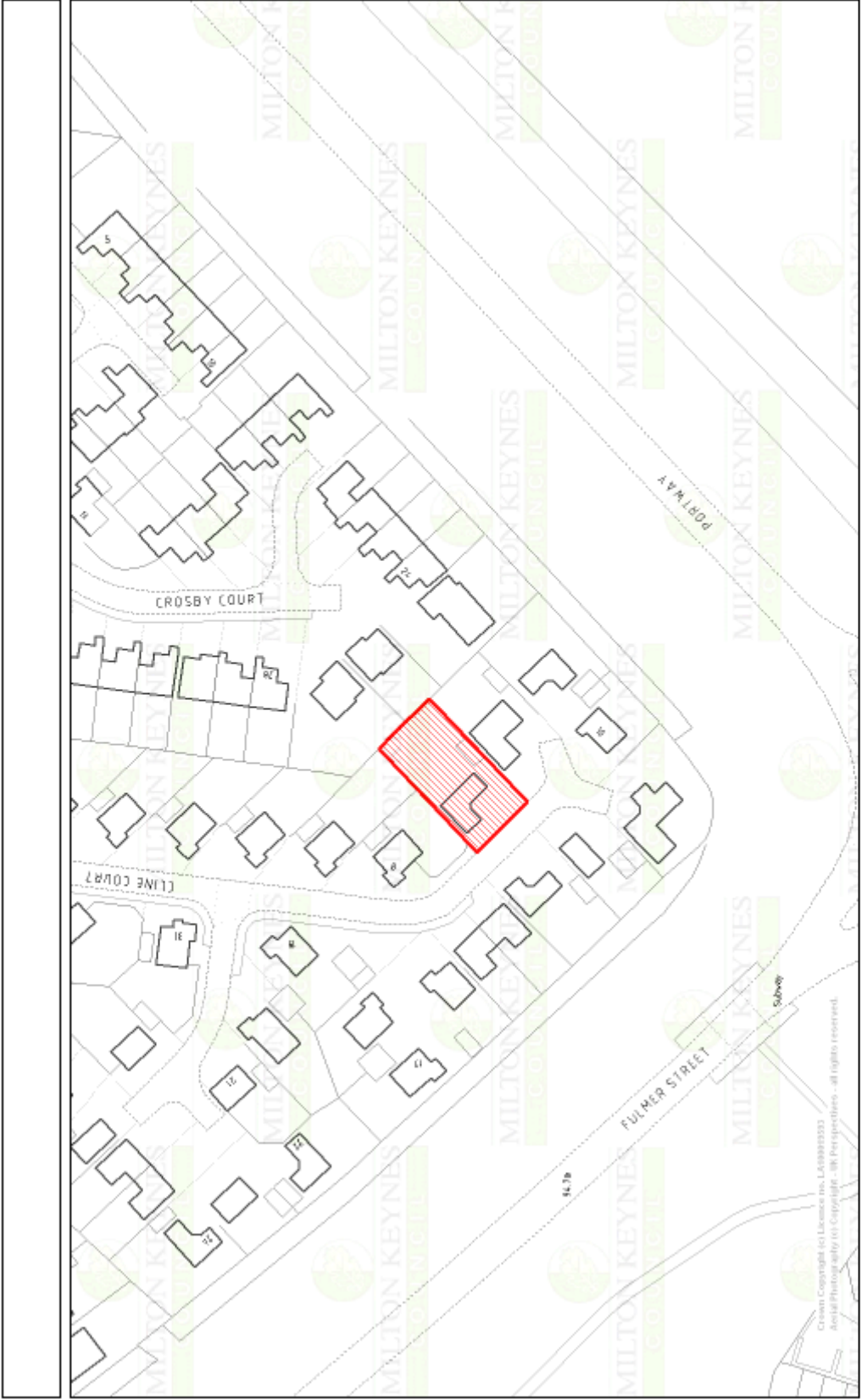
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)


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)

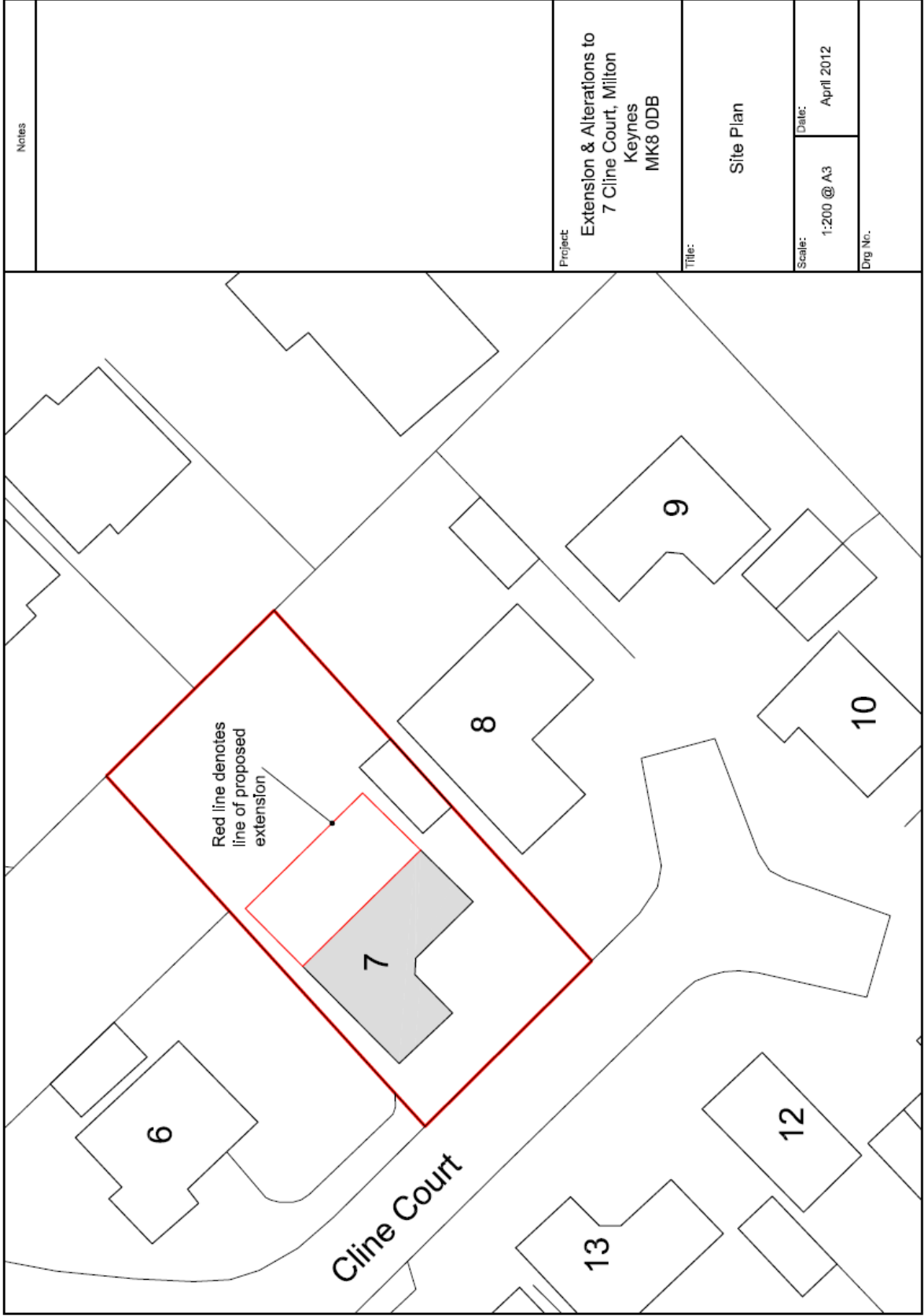
Reason: To ensure that the development does not detract from the appearance of the locality.

3. Notwithstanding the details on the approved plans, the proposed first floor windows in both side elevations of the property shall have a cill height of no lower than 1.7 metres above the finished floor level of the room which they are installed and shall be obscurely glazed. They shall not be altered for this specification without the prior written consent of the local planning authority.

Reason: To protect the amenity of the neighbouring properties.



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Notes

Project:  
Extension & Alterations to  
7 Cline Court, Milton  
Keynes  
MK8 0DB

Title:  
Site Plan

Scale:  
1:200 @ A3

Date:  
April 2012

Dwg No.:

Notes

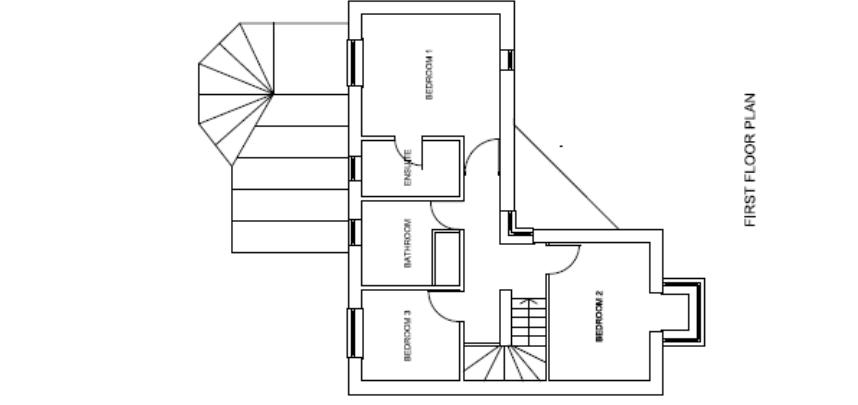
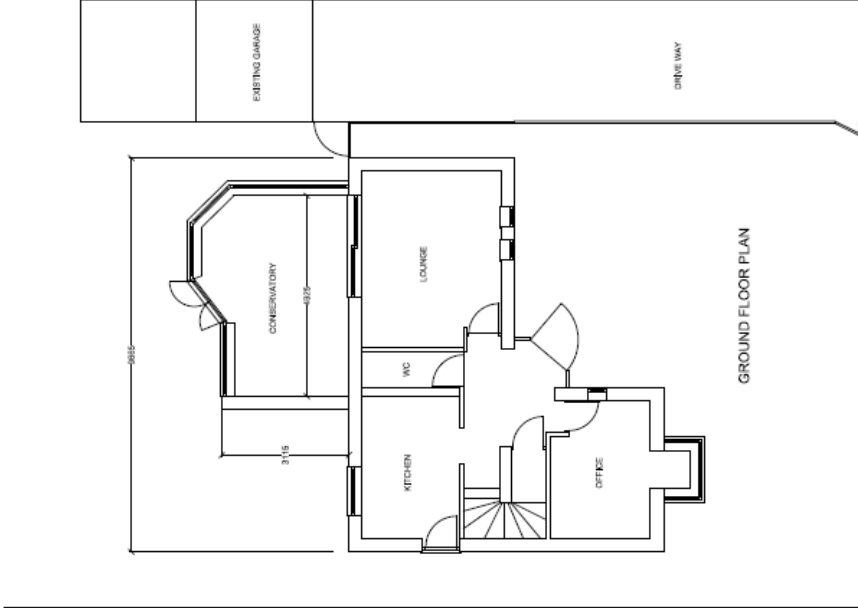
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Extension & Alterations to  
7 Cline Court, Milton Keynes  
MK8 0DB

Title:  
Existing Floor Plans

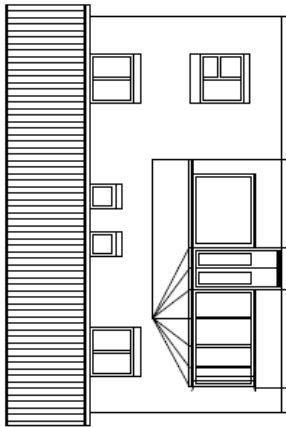
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1:100 @ A3

Date:  
April 2012

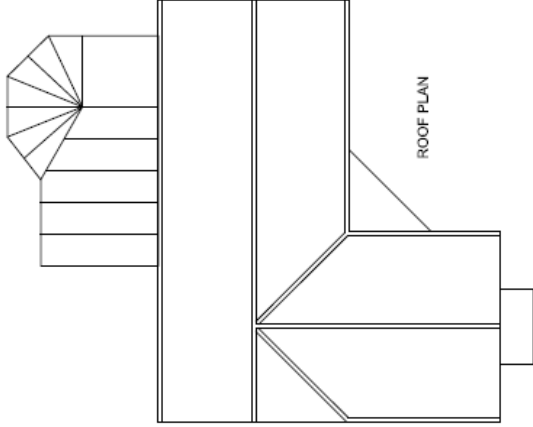
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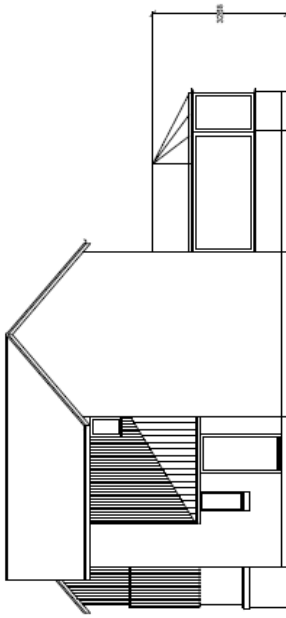
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Project:	Extension & Alterations to 7 Cline Court, Milton Keynes MK8 0DB
Title:	Existing Elevations & Roof
Scale:	1:100 @ A3
Date:	April 2012
Dwg No.	



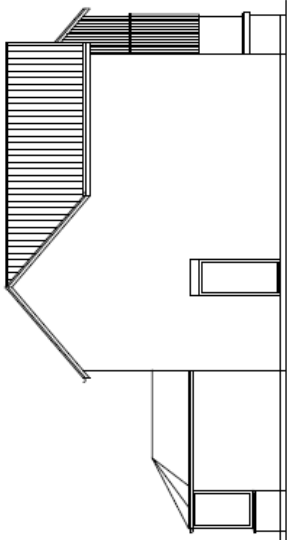
REAR ELEVATION



ROOF PLAN



SIDE ELEVATION (south)

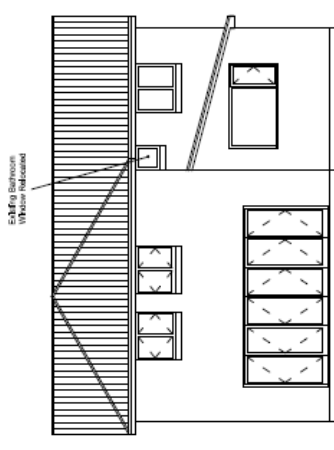


SIDE ELEVATION (north)

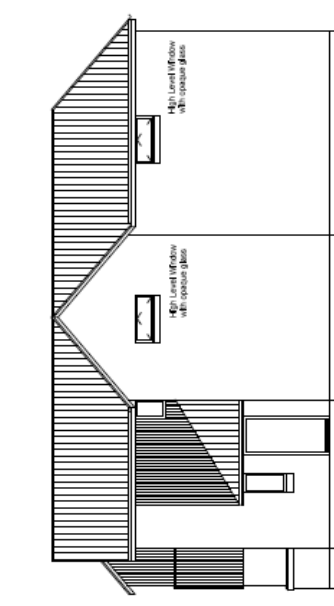


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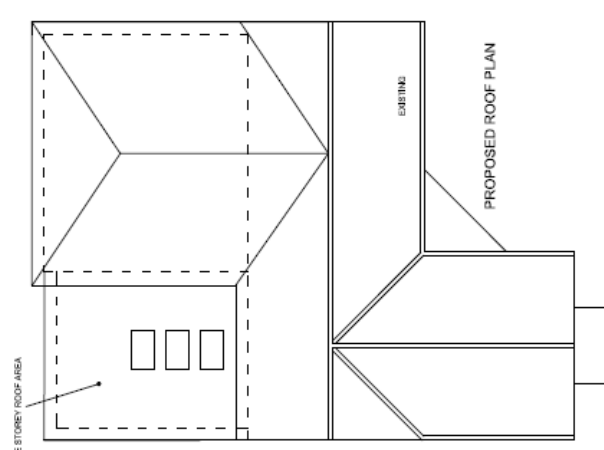
13.7m Line From  
6 Cline Court



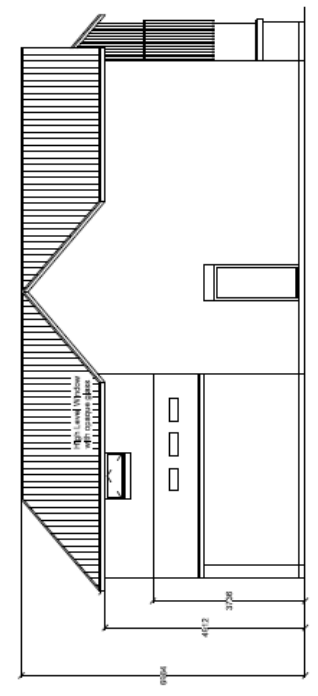
REAR ELEVATION



SIDE ELEVATION (south)



SINGLE STOREY ROOF AREA



SIDE ELEVATION (north)

Project:  
Extension & Alterations to  
7 Cline Court, Milton Keynes  
MK8 0DB

Title:  
Proposed Elevations  
&  
Roof

Scale:  
1:100 @ A3

Date:  
April 2012

Drg No.

Notes

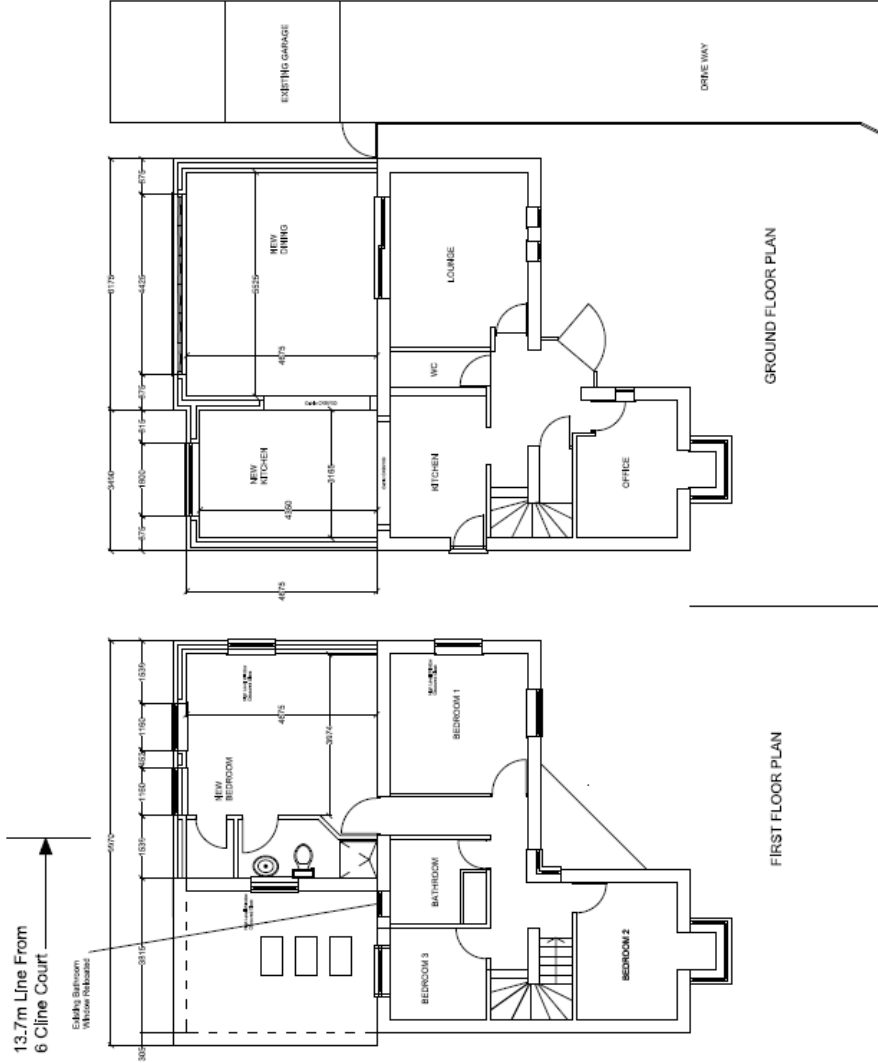
Project:  
Extension & Alterations to  
7 Cline Court, Milton  
Keynes  
MK8 0DB

Title:  
Proposed Floor Plans

Scale:  
1:100 @ A3

Date:  
April 2012

Dwg No.



13.7m Line From  
6 Cline Court  
Existing Bedroom  
Window Relocated

GROUND FLOOR PLAN

FIRST FLOOR PLAN

**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 Parking**

The property would retain sufficient space to park two vehicles on the drive. The property is located within zone 3 where a four-bed dwellinghouse requires two allocated parking spaces to meet the Council's parking Standards. There is no increase in parking requirement as a result of the current application when assessed against the parking standard. The proposal is therefore considered acceptable with regards to parking provision.

A2.2 The application forms state that the applicant intend to create additional parking to the front of the site. A number of neighbours have raised concerns over this. Clarification on this matter have been provided from the applicant who has confirmed that this would be constructed of porous materials and would therefore be permitted development under Class F of the Schedule 2, Part 1 of the General Permitted Development Order (as amended) and therefore not require planning permission. It would therefore not be justified to refused an application on this basis.

**A2.3 Other matters**

One resident has raised concerns over the sewerage capacity in the area. The proposal is not considered to result in a significant increase from the property. Anglian Water has stated that under the Water Industry Act of 1991, Anglian Water is obliged to provide water and wastewater infrastructure for domestic purposes for all new housing developments. Anyone that wishes to develop a site has to make an application to Anglian Water under the appropriate section of the Act to seek approval to connect to the existing infrastructure. As part of the application process, Anglian Water have a responsibility to ensure that the existing infrastructure can serve the new development without causing a derogation of service to existing customers. If such improvement works are required they will be identified and constructed as necessary.

### **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)*

	<b>Comments</b>	<b>Officer Response</b>
A3.1	<b>Parish Council</b> The Parish Council is reluctant to approve this extension. The road is very small and narrow and an extra bedroom would suggest that there could be further problems with parking. The Parish Council does not object to the extent of the proposed extension with respect to it's location but neighbours concerns must be taken into consideration. Concerns have been raised about sewage and drainage problems by the Parish Council has not the technical knowledge to comment.	See paragraph A2.3. Policy D1, T15 and adopted Parking Standards.
A3.2	<b>Anglian Water</b> Under the Water Industry Act of 1991, Anglian Water is obliged to provide water and wastewater infrastructure for domestic purposes for all new housing developments. Anyone that wishes to develop a site has to make an application to Anglian Water under the appropriate section of the Act to seek approval to connect to our existing infrastructure. As part of the application process, we have a responsibility to ensure that the existing infrastructure can serve the new development without causing a derogation of service to our existing customers. If such improvement works are required they will be identified and constructed as necessary.	See paragraph A2.3.
A3.3	<b>Local Residents</b> The occupiers of the following properties were notified of the application: 5, 6, 8, 12, 13 14 Cline Court 26 and 27 Crosby Court	
A3.4	<b>Letters have been received by 5 neighbouring properties.</b> These have raised the following issues:	

- The extension is very large and could result in a 5 bedroom property if the office was used as a bedroom Noted.
- Increase in parking at the lower end of the road as a result of increased bedrooms and visitors. There is already parking problems in the area. Noted see A2.1-A2.2. Policy T15 and adopted Parking Standards.
- Additional parking will remove space for parking on the public highway in front of the dwelling.
- Parking is dangerous for pedestrians as there is no footpath at this point and they have to use the road to access the footpath at the end of the cul-de-sac.
- The approved Housing Strategy states neighbourhood should be designed to encourage non-car forms of transport and that parking standard should meet the projected levels of car ownership in addition to visitor parking.
- Concerns over sewerage capacity. Noted. See paragraph A2.3.
- Enlargement of window to bedroom 1 could impact on privacy of 13 Cline Court and would be out of keeping with the other houses in the cul-de-sac. This no longer forms part of the application.
- Loss of privacy to the properties and gardens in Crosby Court to the rear of the site as a result of the first floor windows on the rear of the extension being closer to these properties. See paragraph 5.2-5.3. Policy D1.
- No objections to a single storey extension. Noted.