

06/01655/FUL

**TWO STOREY AND SINGLE STOREY SIDE
EXTENSION, FIRST FLOOR FRONT EXTENSION
AND REAR VERANDAH
AT 6 Hadrians Drive, Bancroft, Milton Keynes
FOR Mr McMahon (as amended by drawings
received 20.12.2006)**

INTRODUCTION

This application is being reported to committee at the request of councillor Brian Morsley. Consideration of the application was deferred at the meeting of the committee on 10 January to enable a Members Site Visit to be held and to consider further amended plans. An update section is in this report. A verbal report will be made of the site visit.

The site is a two storey detached dwelling facing north and the proposal is for a two storey and single storey side extension, first floor front extension and rear veranda.

CURRENT APPLICATION

As submitted, the side extension measured 18.665 in length along the side of the property and projected 4.265 metres from the side of the property. The side extension replaces the existing garage and has a two storey projection of 3.825 metres past the rear building line and projects 3.9 metres past the existing garage on ground floor level. The separate first floor front extension replaces an existing dormer window and forms a pitched roof.

The application has now been amended to omit the first floor window on the rear elevation and provide a side screen to the rear veranda.

MAIN ISSUES

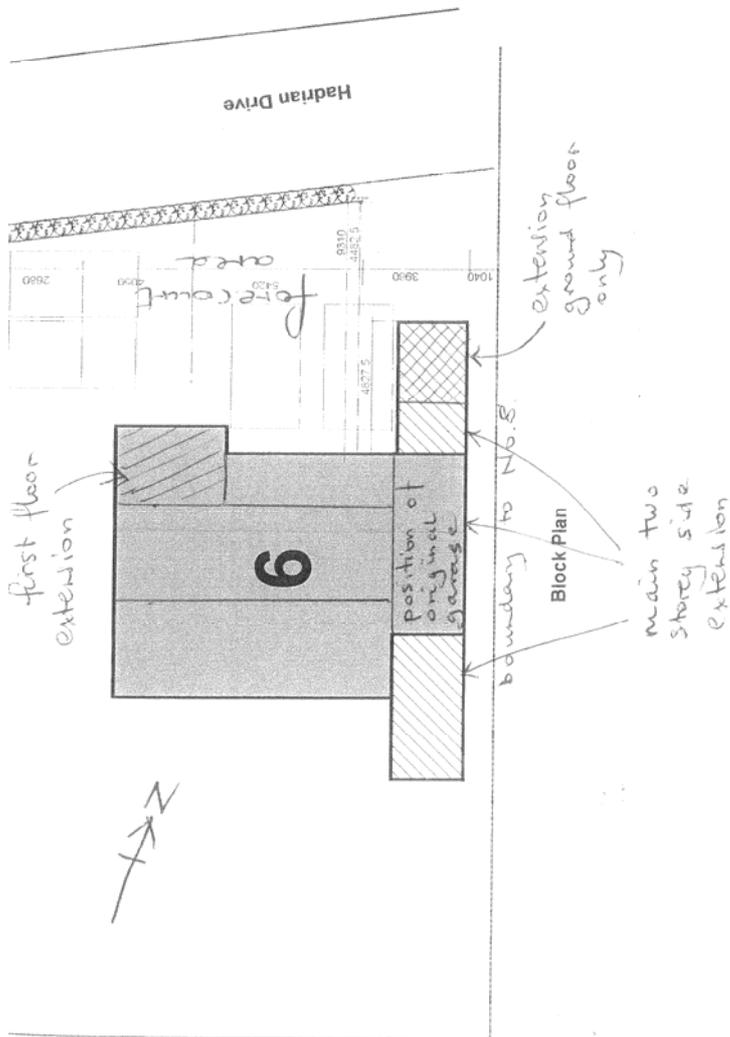
- 1) Whether the proposal will cause any detrimental impact to the amenity of the neighbours.
- 2) Whether the proposal will adversely affect the street scene by being out of keeping with the character of the area and neighbouring properties.

CONSULTATIONS AND REPRESENTATIONS

Stantonbury Parish Council - Object to the application on the grounds that the proposed development is too big with an increase from 4 bedrooms to possibly 8 bedrooms and additional kitchen and lounge. Members also feel that the property cannot support an increased level of parking and the development will result in additional parking on the highway. They are also concerned that a business is being run from the property and that the property will be sub-divided and turned into a house in multiple occupancy.







SITE PLAN

06/01355/FIL

Revision

PHILIPS Designs

Architectural, Interior & Landscape Designers Tel: 01525 261821

Client

Mr & Mrs McMahon
6, Hadrhans Drive
Bancroft
Milton Keynes, MK18 0F

Project

Proposed Side &
Rear Extension

Scale: 1:200

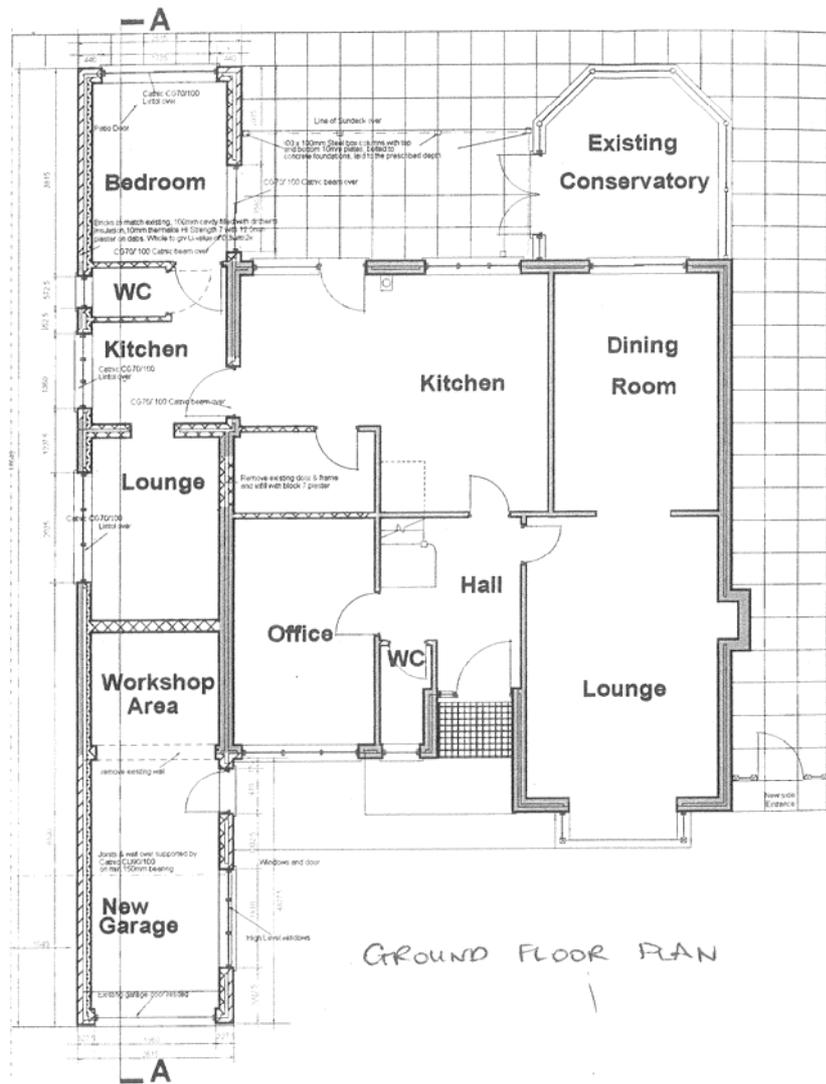
Drawn KTP

Date June 2006

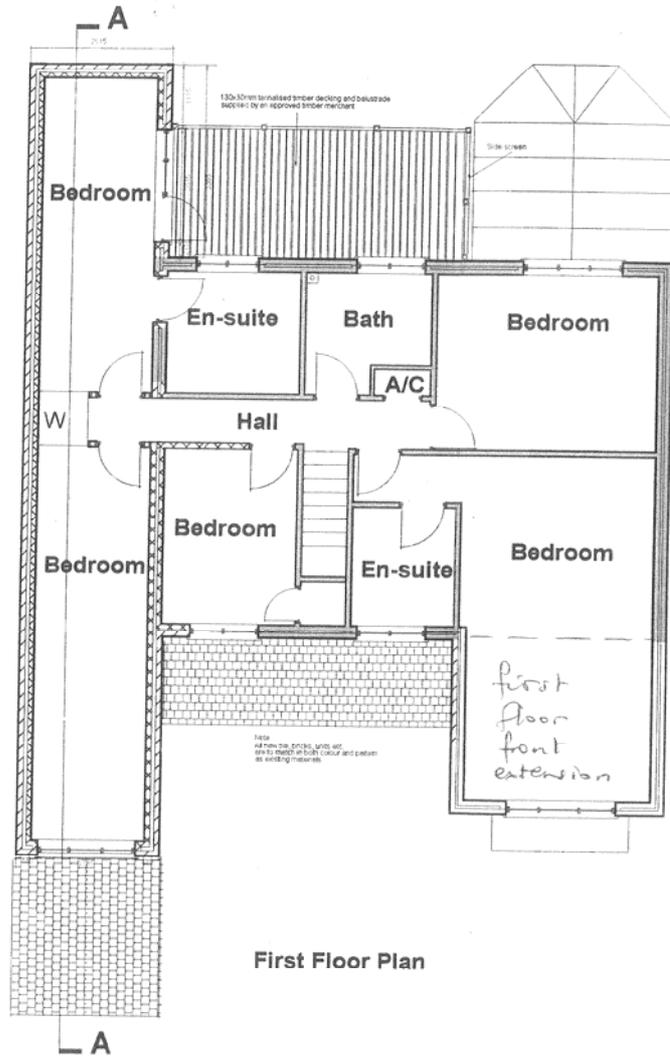
Checked

Drawing No

PD/06/06/9b



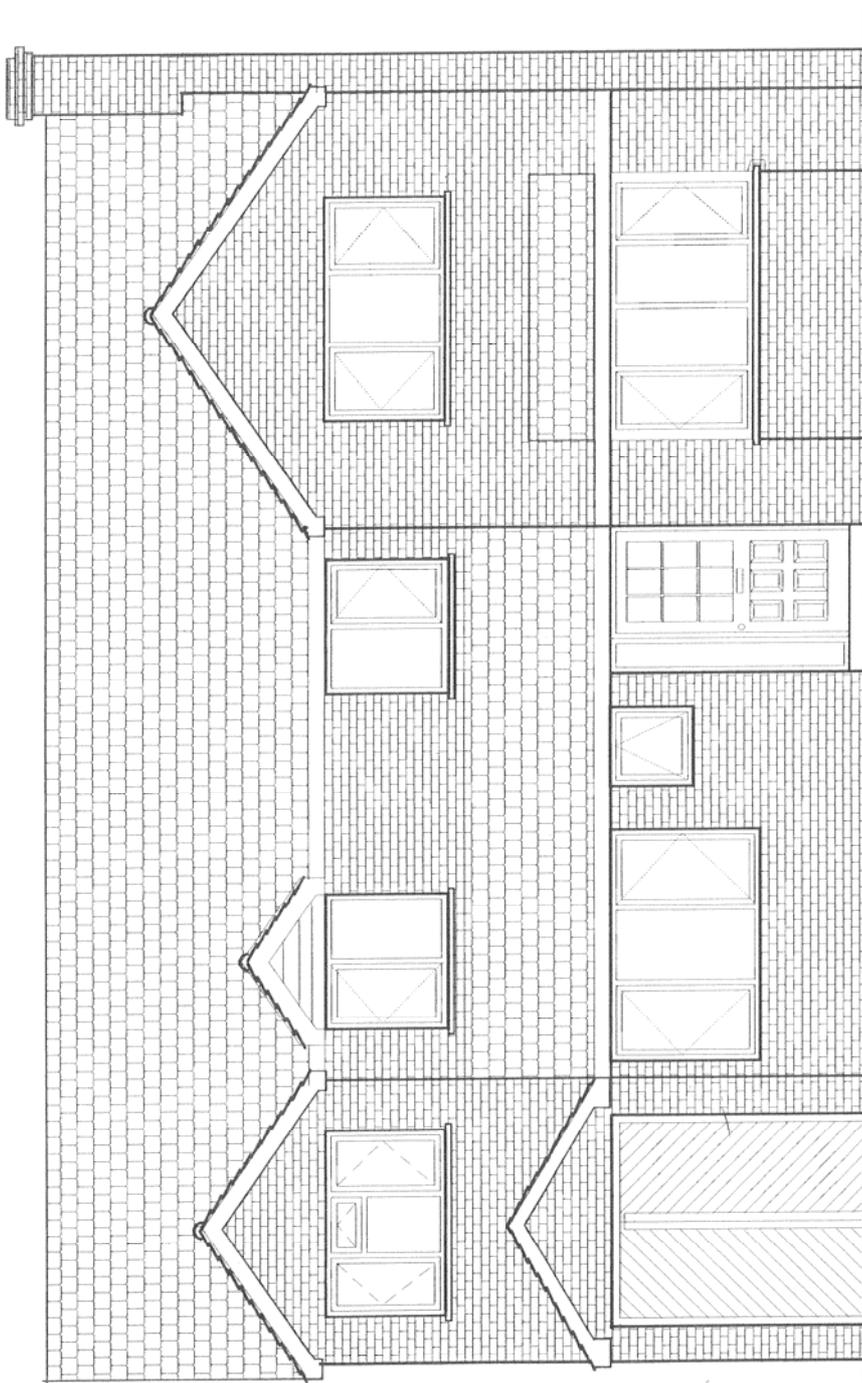
SCALE 1:100



First Floor Plan

SCALE 1:100

(115)

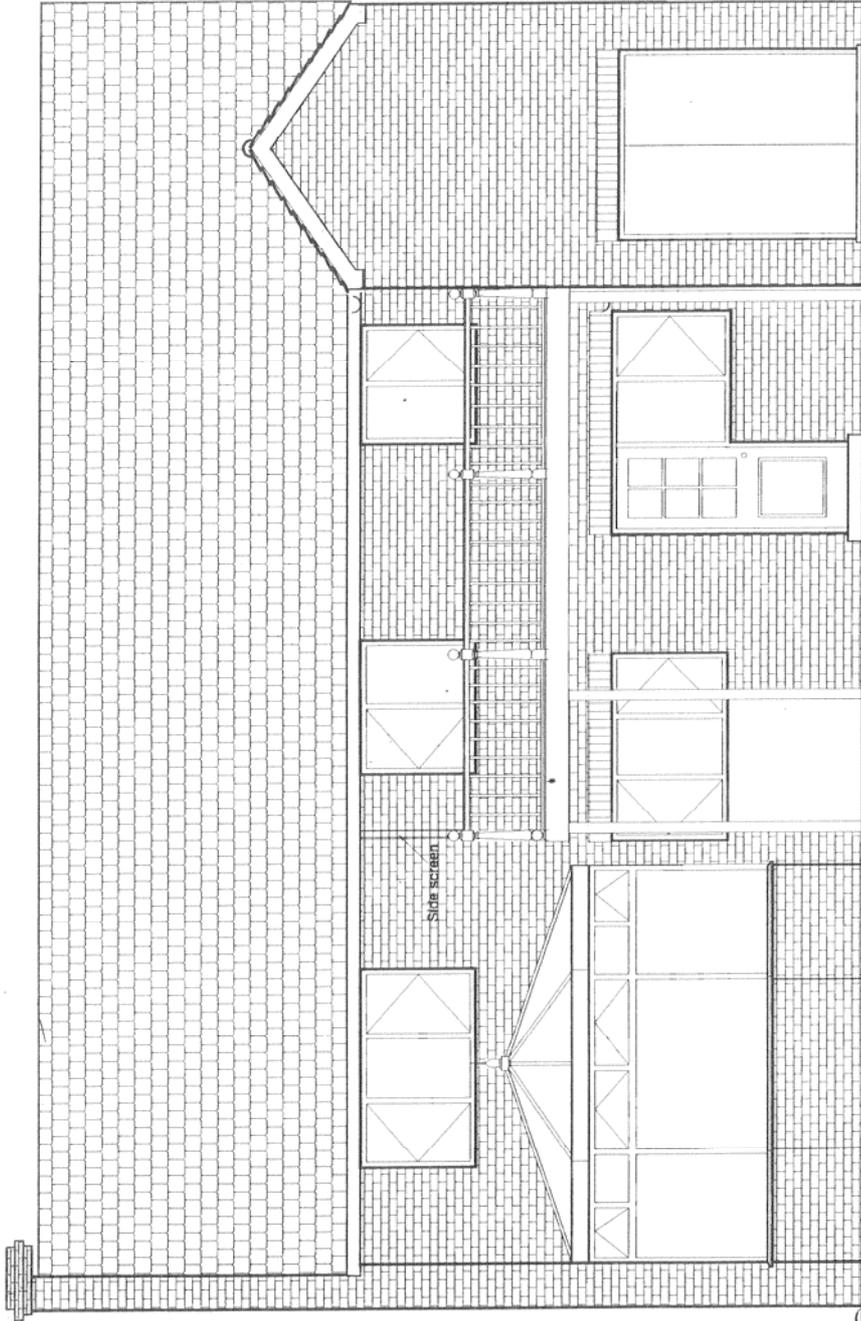


Note:
All material & components are to
Match existing in both pattern & colour

Front Elevation

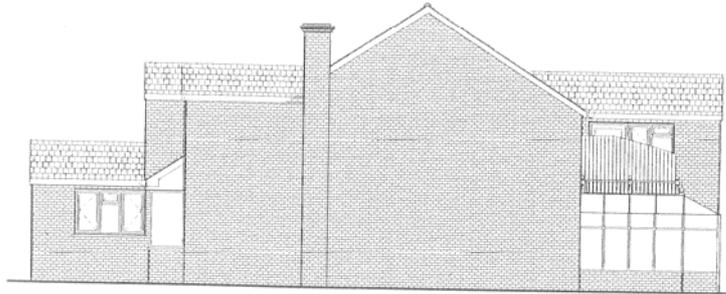
(16)

06/01655/FUL

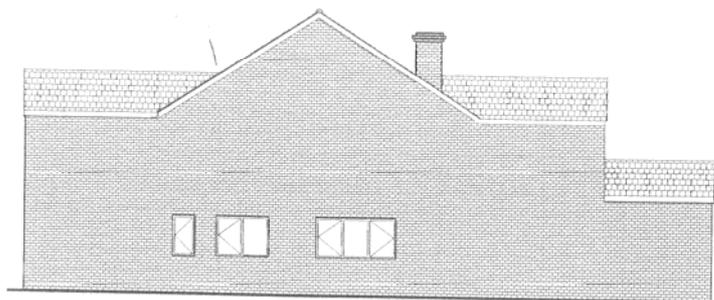


Rear Elevation

(17)
06/01655/FUL



Side Elevation



Side Elevation

(118)
06/01655/FUL

Letter received from 8 Hadrians Drive objecting on the grounds that already the character and appearance of Hadrians Drive has deteriorated due to a recently formed construction company possibly being run from the property. The objector feels that the proposed extension will exacerbate an existing problem of vehicles parking dangerously on the road. The objector is also concerned that the property may become a house in multiple occupancy.

Letter received from 4 Hadrians Drive who are concerned about the upstairs veranda and first floor side window to the rear of the side extension and believe they may overlook their rear garden. They are concerned that the property will become a multiple occupancy dwelling. They are also concerned that vehicles related to the occupants business occupy parts of the main road and with the extensions this problem will be made worse.

CONSIDERATIONS

Number 8 Hadrians Drive has no windows on its side elevation facing the proposed side extension. There will be 1.040 metres between the side extension and the boundary with number 8 which is screened by a 1.8 metre fence and mature planting. There are three ground floor windows on the side elevation of the proposed side extension that will face the side elevation of number 8. There is not considered to be any significant impact on the amenity of number 8.

Number 4 Hadrians drive sits approximately 15 metres away from the rear part of the side extension. There is a 1.8 metre fence plus mature planting on the rear boundary with no 4. Number 4 has no windows on its side elevation facing the proposals. The application has been amended to provide a side screen on the veranda to avoid an issue with overlooking onto the rear of number 4. There is not considered to be any significant impact on the amenity of number 4, from either the main side extension or the separate first floor front extension.

The boundary with the property to the rear, number 3 Benwell Close is screened by a 2 metre fence plus mature planting. The application has been amended to remove a first floor window on the rear elevation of the proposal to avoid an issue with privacy and overlooking to number 3. With this amendment there is not considered to be any significant impact on the amenity of number 3 Benwell Close.

The property has at least three on plot parking spaces. The Highways development control engineer is satisfied with this level of parking and it meets the council's parking standard.

UPDATE

At the meeting on 10 January it was reported that a surveying error had occurred in the drawing up of the original plans, resulting in a dimension for

the width of the extension which was not achievable for the width available on the ground. Together with requirements for unprotected area under the Building Regulations, it is now confirmed in amended plans that the side extension will be the same width as the existing garage.

The amended plans also show the garage length reduced back by approximately 1.0 metre to assist access to the adjacent forecourt area. The amended plans show 5 bedrooms at first floor and one at ground floor, forming part of an annexe arrangement. These plans are included in the agenda in greater details than previously.

The proposal will have some noticeable impact on the street scene. The maintenance of the separation distance from the side extension to the boundary will avoid a potential "terracing effect" and retain visual separation from number 8. The properties along Hadrians Drive are set back from the road with similar design features. The proposal is considered to fit in with the existing design of the surrounding properties.

Concern has been raised with the number of bedrooms shown on the application and the possibility that the dwelling may be sub-divided and turned into a house of multiple occupancy. A letter has been provided with the application confirming that the dwelling is to remain for single family use. A condition should also be added to the granting of permission that the extension together with the house should be used wholly as a single family dwelling house and for no other purpose, to ensure that the premises is not sub-divided without the permission of the planning authority.

RECOMMENDATION

Permission should be granted subject to a condition on matching materials and the dwelling being used as a single family dwelling only, no trade or business use, adequate parking provision, erection of balcony side screen and the prevention of the later installation of a rearward facing first floor window.