

Application Number: 16/02068/FUL
Minor

Demolition of existing porch and erection of single storey front extension to 28 Vandyke Close, and the erection of attached bungalow (1 metre increase in width to previously approved scheme ref: 15/02821/FUL)

AT 28 Vandyke Close, Woburn Sands, Milton Keynes

FOR Mr Tom McEvaddy

Target: 16th September 2016

Ward: Danesborough And Walton

Parish: Woburn Sands Town Council

Report Author/Case Officer: Danika Hird

Contact Details: 01908 252926 danika.hird@milton-keynes.gov.uk

Team Leader: Debbie Kirk Development Management Manager South East Team

Contact Details: 01908 252335 Debbie.Kirk@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

- 1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.
- 1.2 This application is referred to the Development Control Panel for determination due to an objection received from Woburn Sands Town Council and two third party representations.
- 1.3 **The Site**

The application site is located on a bend on Vandyke Close in Woburn Sands. The site currently consists of a semi-detached single storey bungalow with a landscaped area to the south of the site which is enclosed by a low-level picket fence. There are two vehicular accesses within the site. One to the west of site which leads to a single garage, with a more recent vehicular access having been created to the east of the site, towards the front entrance of the property. To the north-west of the application site is the rear garden serving No.28 Vandyke Close, Woburn Sands. The adjoining property No.26 Vandyke Close is situated to the north of dwellinghouse with neighbouring property No. 30

Vandyke Close being positioned to the west. To the east and south of the dwellinghouse, located on the opposite side of Vandyke Close are a number single-storey detached and semi-detached bungalows. The site does not fall within Woburn Sand's Conservation Area.

1.4 The Proposal

This application seeks the demolition of the existing single garage, garden wall and porch to the south of the original dwelling, with the construction of a one bedroom, end of terrace bungalow. The new dwellinghouse comprises of an entrance hall, living room, bathroom, kitchen and bedroom. In addition to this, a single storey front extension seeks to be erected to the front of host dwelling.

1.5 The new dwelling seeks to extend off of the side elevation of the host dwelling by 6.6 metres at its narrowest and extending to 7.3 metres at its furthest, to create a small protrusion to the side of the property to form the entrance hall for the new dwelling. The new dwelling will extend 10.8 metres in length, with a ridge height of 4 metres and an eaves height of 2.3 metres. The proposed front elevation of the new dwelling will seek to fit flush with the original front elevation of No.28 Vandyke Close, Woburn Sands.

1.6 In addition to the construction of a new dwelling, a single storey front extension with a gabled roof, to the host dwelling is proposed. This single storey front extension seeks to extend 1 metre off of the front elevation of the host dwelling and measure 3.5 metres in width. This element of the proposed development seeks to have a ridge height of 3.5 metres and an eaves height of 2.3 metres. This element of the proposed development seeks to have a ridge height of 3.4 metres.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 Local Policy

Core Strategy (2013)

Policy CS12 - Delivering Successful Neighbourhoods;

Policy CS13 - Ensuring High Quality Well Designed Places;

2.2 Milton Keynes Local Plan 2001-2011

Policy D1 - Impact of Development Proposals on Locality;

Policy D2 - Design of Buildings;

Policy D2A - Urban Design Aspects of New Developments;

Policy H7 - Housing on Unidentified Sites

Policy T10 - Traffic;

Policy T15 - Parking Provision;

2.3 Neighbourhood Plan

Woburn Sands Neighbourhood Plan 2014

2.4 Supplementary Planning Documents

Parking Standards, 2016

New Residential Development Design Guide, 2012

2.2 National Policy

National Planning Policy Framework (2012) paragraphs:

Paragraph 7 – Requiring Good Design

Paragraph 17 – High Quality Design

Paragraph 64 – Impact of Character and Appearance of the Area

3.0 MAIN ISSUES

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

- 3.1 Whether or not the proposed changes to the previously approved scheme (reference: 15/02821/FUL) is considered to be acceptable.

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 section 6 of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Background

The site has had a number of applications in the past for a single storey side extension to the host dwelling (ref: 15/01865/FUL) and the erection of a dwelling (ref: 15/00992/FUL), these applications were subsequently withdrawn or refused. Following on from these applications, planning application reference 15/02821/FUL for the “*demolition of the existing garage, garden wall and porch, construction of an end of terrace one bedroom bungalow and the erection of single storey front extension to the original dwelling*” was granted planning permission on 19th February 2016 by Members of the Development Control Panel. Whilst this application has not been submitted as an amendment to this previously approved scheme, this current application only seeks a number of changes when compared to planning permission reference 15/02821/FUL, these include:

- An increase in the length of the new dwelling by 0.8 metres (removing

the 1 metre set back from the original front elevation of No.28 Vandyke Close).

- Increase in width of the new dwelling by 1 metre
- Increase in ridge height by 0.3 metres of the new dwelling

Given a similar scheme (ref: 15/02821/FUL) has only recently been granted planning permission, the main issue to consider when determining this application is whether the proposed changes to the previously approved scheme are acceptable or not.

5.2 Principle of Development

In respect of strategic housing land supply within the Authority, Paragraph 49 of the National Planning Policy Framework states that:

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’

- 5.3 In this regard, it has been accepted by the Council that it is unable to meet this requirement and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework to consider the submitted application. This states that:

“... at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development... Where the development plan is absent, silent or relevant policies are out-of-date granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.”

- 5.4 The starting point for the determination of this application is the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

- 5.5 The application site is located within the built-up area of Vandyke Close in Woburn Sands. The proposed development is within an established housing area and as such it is considered that the location is sustainable. In terms of social issues, the development would provide an additional dwelling to meet a currently identified need. In terms of economic issues, the construction activities associated with the development could potentially generate employment opportunities in the short term and in the longer term potentially

support the local economy and services.

- 5.6 Whilst this is noted, the principle of a proposed new dwelling in this location was assessed under planning permission reference 15/02821/FUL. The principle of a new dwelling in this location was therefore established and deemed to be acceptable under this previously approved planning permission.

5.7 Design of buildings

Saved policy D2 of the Milton Keynes Local Plan 2001-2011 states:

“The extension of existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building”.

It is noted, that Vandyke Close is predominately characterised by detached and semi-detached properties. The principle of the new dwelling creating a row of terraced properties was assessed under planning permission 15/02821/FUL and considered to be acceptable. The proposed new dwelling will elongate this pair of semi-detached properties and disrupt the current symmetry of No.26 and No.28 Vandyke Close, Milton Keynes. With this in mind, the fact the proposed development will result in the creation of a small row of terraced properties is not considered to be sufficient justification to warrant the refusal of this planning permission.

- 5.8 The proposed scale of the new dwelling has been increased by 1 metre in width, 0.8 metres in length and 0.3 metres in height. Whilst these changes have resulted in the proposed new dwelling no longer appearing subservient to the host dwelling (No.28 Vandyke Close), the proposed scale is not considered to have significantly altered from what was previously approved. The scale of the new property will however, remain proportionate with properties No.26 and No. 28 Vandyke Close, Woburn Sands. This current application will result in the dwelling being marginally larger in scale. The proposed ridge height and front elevation of the new dwelling will, however, now sit flush with the ridge height and original front elevation of No.28 Vandyke Close, retaining the linear appearance. This will ensure that the proposed development will retain an acceptable impact on the character and appearance of the local area.

The proposal would accord with saved policy D2 of the Milton Keynes Local Plan 2001-2011

5.9 Impact on Neighbouring Amenity

Saved policy D1(iii) of the Milton Keynes Local Plan 2001-2011 states:
“Planning permission will be refused for development that would be harmful for any of the following reasons ...an unacceptable visual intrusion or loss of privacy, sunlight and daylight”

The increase in scale of the proposed dwelling when compared to the previously approved planning permission (reference: 15/02821/FUL) will have a limited impact on the amenity of neighbouring properties. The spacing and separation distance between the rear elevation of the proposed new dwelling and the side elevation of the property to the rear, No.30 Vandyke Close, Woburn Sands will be retained in accordance the previously approved scheme (reference: 15/02821/FUL). Due to the retention of this previously approved spacing and separation distances between the new dwelling and No.30 Vandyke Close, the proposed new dwelling will be situated approximately 7.7 metres from the common boundary with this neighbouring property. Although the proposed new dwelling will extend a further 1 metre in width, along the common boundary with this neighbouring property, sufficient distance will be retained to ensure the proposed development does not have a harmful impact on this neighbouring property.

- 5.10 As a result of the proposed development, the front elevation of the new dwelling will sit flush with the original front elevation of the host dwelling (No.28 Vandyke Close). The proposed new dwelling will be situated 0.8 metres closer to the properties located across the highway of Vandyke Close when compared to the previously approved scheme (reference: 15/02821/FUL). The impact to these neighbouring properties is deemed to be minor given this elevation will sit flush with the original front elevation of the host dwelling where there are existing openings.

The proposal would accord with saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

5.11 Impact on Parking Provisions

Saved Policy T15 of the 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 policy states:

“Development proposals should meet the following vehicle parking requirements: ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.”

The parking arrangements for the host dwelling and new dwelling will not be affected by the proposed changes when compared to the previously approved scheme (reference: 15/02821/FUL). The impact in regard to parking provisions was assessed under reference 15/02821/FUL. Since the determination of this previously approved application, the Parking Standards SPD, 2016 has now been adopted. Whilst this is noted, the previously approved application was assessed in accordance with the draft Parking Standards SPD, 2016, whereby the requirement has not altered. As there are no material changes in regard to the host dwelling and new dwelling’s parking provisions between the current application and planning permission reference

15/02821/FUL it is regarded that the proposal will have an acceptable impact on parking provisions.

- 5.12 The parking area and dropped kerb to the front of the host dwelling was carried out prior to the submission of this application and therefore does not form part of this application. As this parking area was implemented prior to the submission of this application, planning permission would not be required, as the car parking area has been created through the use of porous materials (gravel). Vandyke Close is not a Classified Road. Consent would have needed to have been sought from the Highways Authority however this is separate process to planning. There is no requirement for front garden's to be provided.
- 5.13 The erection of a new dwelling will not substantially increase the amount of cars parked on the bend. In accordance with Parking Standards for Milton Keynes (Supplementary Planning Document) 2016, the required on-plot parking spaces have been provided for both dwellings ensuring there would not be an adverse impact in terms of on-street parking. Concerns have been raised about the increasing numbers of vehicles being parking on the street in Vandyke Close. It is not reasonable or justified to apply additional requirements or restrictions to this application in the attempt to resolve the existing issues.

Overall it is considered that there are no adverse impact on parking provisions and the sites access. The proposal would accord with saved policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016 Supplementary Planning Document.

5.14 Visibility and Highway Safety:

Concerns have been raised regarding the siting of the new dwelling on the bend in Vandyke Close and it causing visibility issues. Although the footprint of the new dwelling has increased as a result of this current application, the dimensions are considered to be minor. The width is to be increased by 1 metre with the length increasing by 0.8 metres. The proposed new dwelling will still sit comfortably on the plot as a result of the currently proposed changes. The proposed development is not considered to have a significant impact on the visibility for highway users.

5.15 Boundary Treatment Alterations

A concern has been raised regarding the possibility of altering the low level boundary treatment on the bend. If planning permission were to be granted it is recommended that a condition is imposed on any planning permission removing the properties rights to amend the boundary treatment forward of the new dwelling's east and south elevation without seeking approval from the Local Planning Authority. This will ensure the low level picket fence will not be altered in height or style in the future without seeking planning permission first, allowing an assessment to be carried out in regard to the impact on highway safety and the character and appearance of the local area. The

deeds of a property are separate to planning and therefore the protection of the low level fence cannot be “enshrined in the deeds”.

5.16 Prematurity of extending the new dwelling

One of the objections received related to planning permission only having been recently granted and that the applicant is already seeking to extend the property when the works have not yet begun. The prematurity of further development cannot be taken into consideration when determining this application. An assessment can only be carried out in accordance with the submitted plans and the merits of the submitted scheme.

5.17 Conclusion:

The proposed development is considered to adhere to the provision of the local and national planning policies.

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 materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced.(M03)

Reason: To ensure that the development does not detract from the appearance of the locality and to accord with saved policy D2 (ii) of the Milton Keynes Local Plan 2001-2011.

3. No part of the development hereby permitted shall be occupied until the parking areas have been laid out and surfaced in accordance with the plans hereby approved. Thereafter the parking area shall only be used for the parking of vehicles in connection with the development the subject of this permission.

Reason: To ensure adequate on-plot parking provisions in accordance with the provisions of saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016, Supplementary Planning Document.

4. Prior to the first occupation of the development hereby permitted details of bicycle storage shall be submitted to and approved in writing by the Local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure that adequate cycle parking facilities are provided to serve the development and to accord with the Parking Standards, 2016, Supplementary Planning Document.

5. No building or other site works likely to cause nuisance to adjoining occupiers shall be carried out before 8.00 am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays, or at any time on Sundays or Bank Holidays.(S04)

Reason: To limit the detrimental effect on adjoining occupiers by reason of noise and disturbance and to accord with saved policy D1 (iv) of the Milton Keynes Local Plan 2001-2011.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order)(England) 2015 or any Statutory Instrument revoking or amending or re-enacting that Order, the following provisions part I of Schedule 2 of the said Order shall not apply to any dwelling to which this permission relates and planning permission shall be required for the forms of development described:

Classes A, B, C, D, E, F;

Reason: Due to the constrained nature of the site and to preserve the amenity of surrounding residential occupiers, the Local Planning Authority wishes to control future alterations in the interests of the amenity of surrounding neighbouring properties and the character of the area. Ensuring compliance with saved policy D1 (iii), D2A and D2 of the Milton Keynes Local Plan 2001-2011.

7. Prior to the commencement of development for the dwelling to which it relates, a scheme showing the location, type and height of the proposed boundary treatments for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be provided in accordance with the approved details and be completed prior to the first occupation of the new dwelling.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and privacy and to accord with saved policy D1 (iii), D2A and D2 (ii & v) of the Milton Keynes Local Plan 2001-2011.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 2015 or any Statutory

Instrument revoking or amending or re-enacting that Order, the following provisions part 2 of Schedule 2 of the said Order shall not apply to any dwelling to which this permission relates and planning permission shall be required for the forms of development described under Class A.

Reason: the Local Planning Authority wishes to control future alterations in the interests of retaining the character and appearance of the local area and to accord with saved policy D2A and D2(ii & v) of the Milton Keynes Local Plan 2001-2011.

Mapping
sourced from



Location Map



Produced 5/18/2014 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2014

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



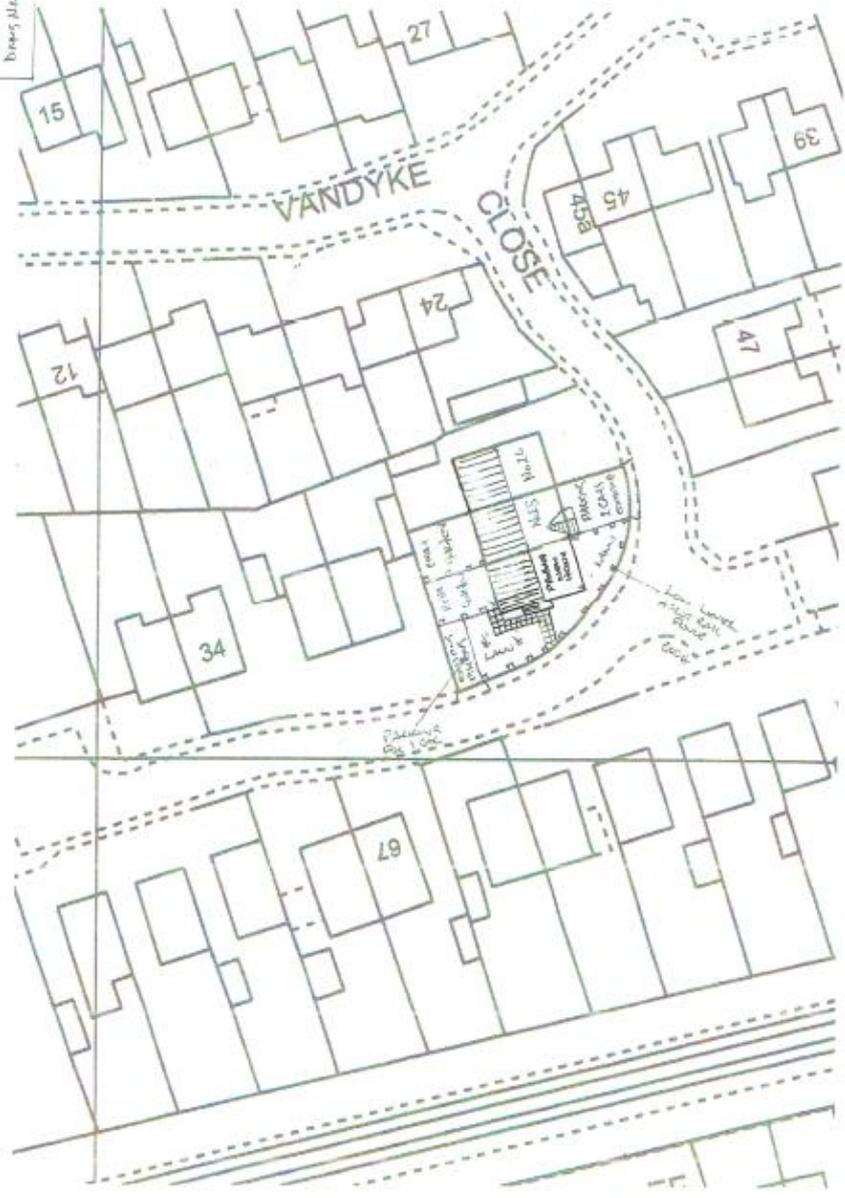
Scale 1:1250

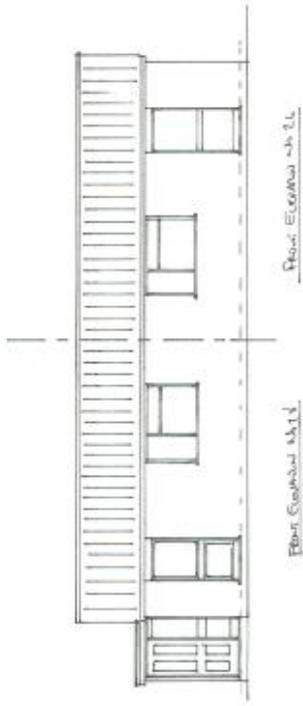
Supplied By: **MFS Reprographics Ltd**

Serial number: 001142955

Plot Centre Coordinates: 492740, 236528

Proposed New Eul. or Terrace
 Extension To Land And Arranged
 To Moss Vandyke Close
 Millwall South, S.E.15 8U.S.
 Drawing No. 15 - Block Plan
 Scale: 1:500 at A3
 Date: 25/11/16
 Drawn/Checked: V.M.J. 003

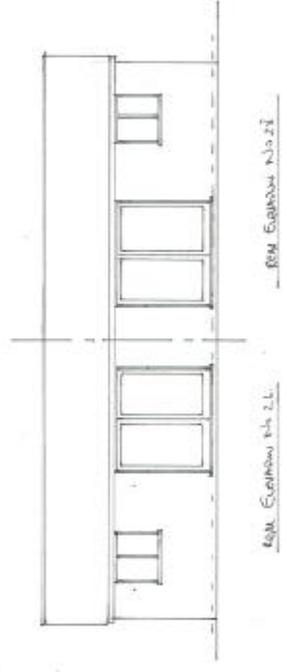




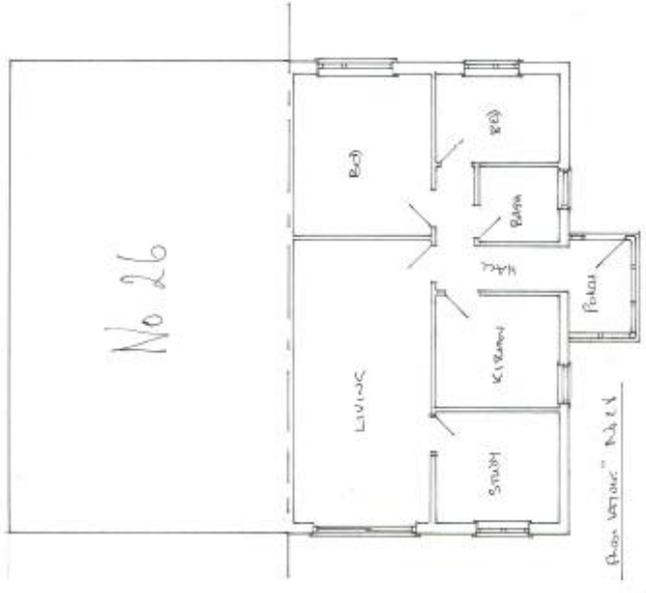
FRONT ELEVATION No 26



SIDE ELEVATION No 26

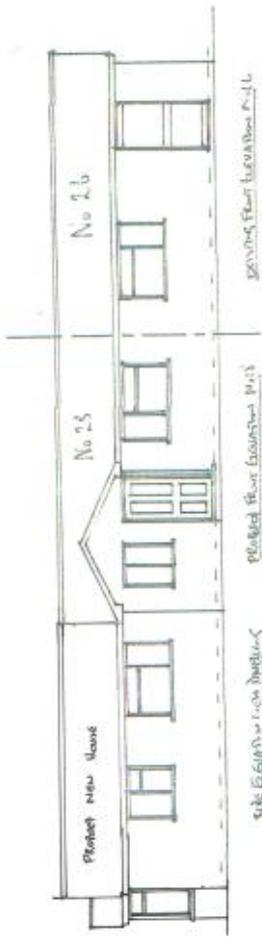


REAR ELEVATION No 26



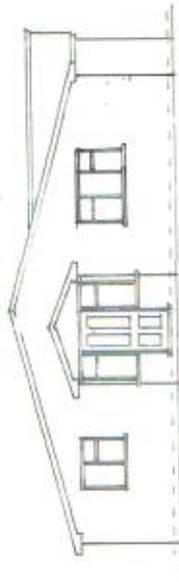
FRONT VERANDAH No 26

PLEASE NOTE: (1) OF THESE
 DRAWINGS TO LOCAL AUTHORITY
 TO NO 21 VANDER CRUISE,
 KILIMNOOR ROAD, WEST B.M.
 MEASUREMENTS: EXISTING EXTERIOR AND
 FROM PLANS.
 SCALE: 1:100
 DATE: APRIL 15
 DRAWN: VANDER CRUISE



Front facade - new house

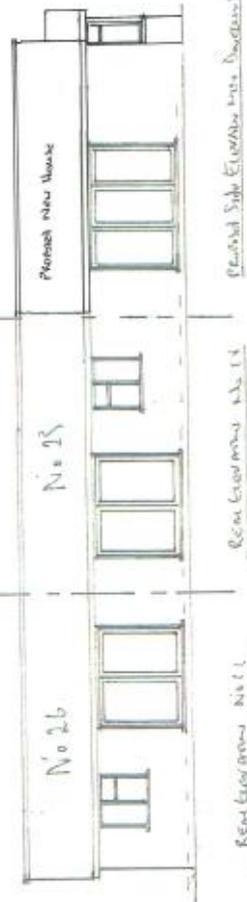
Rear facade - new house



Side facade - new house

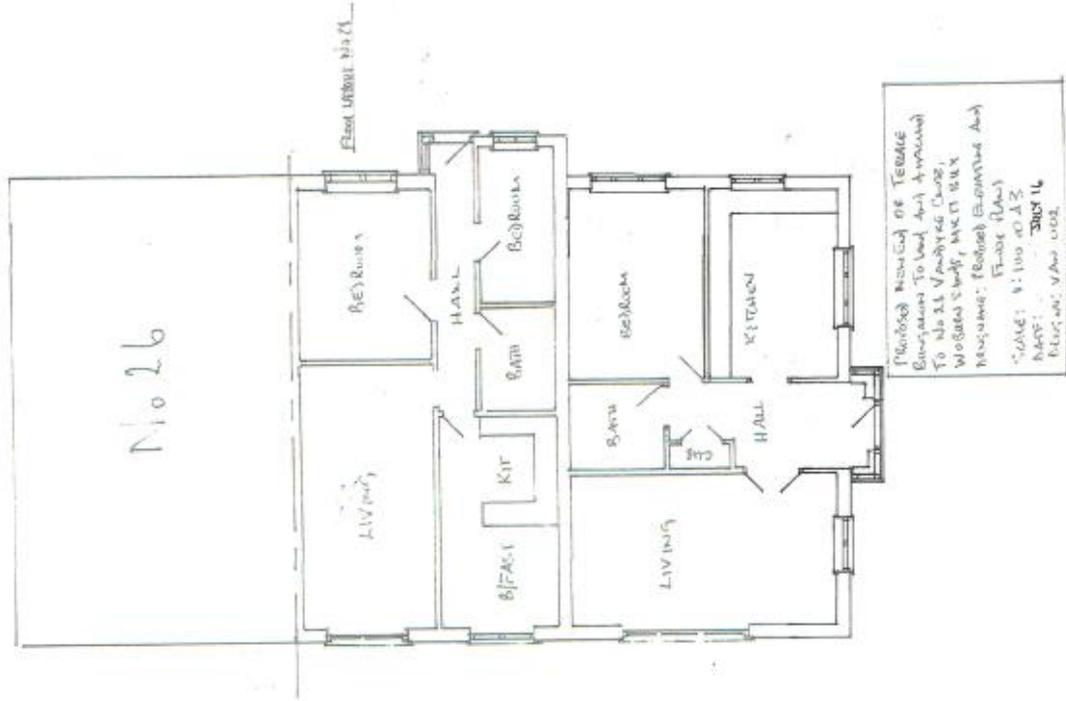


Rear facade - new house



Front facade - new house

Rear facade - new house



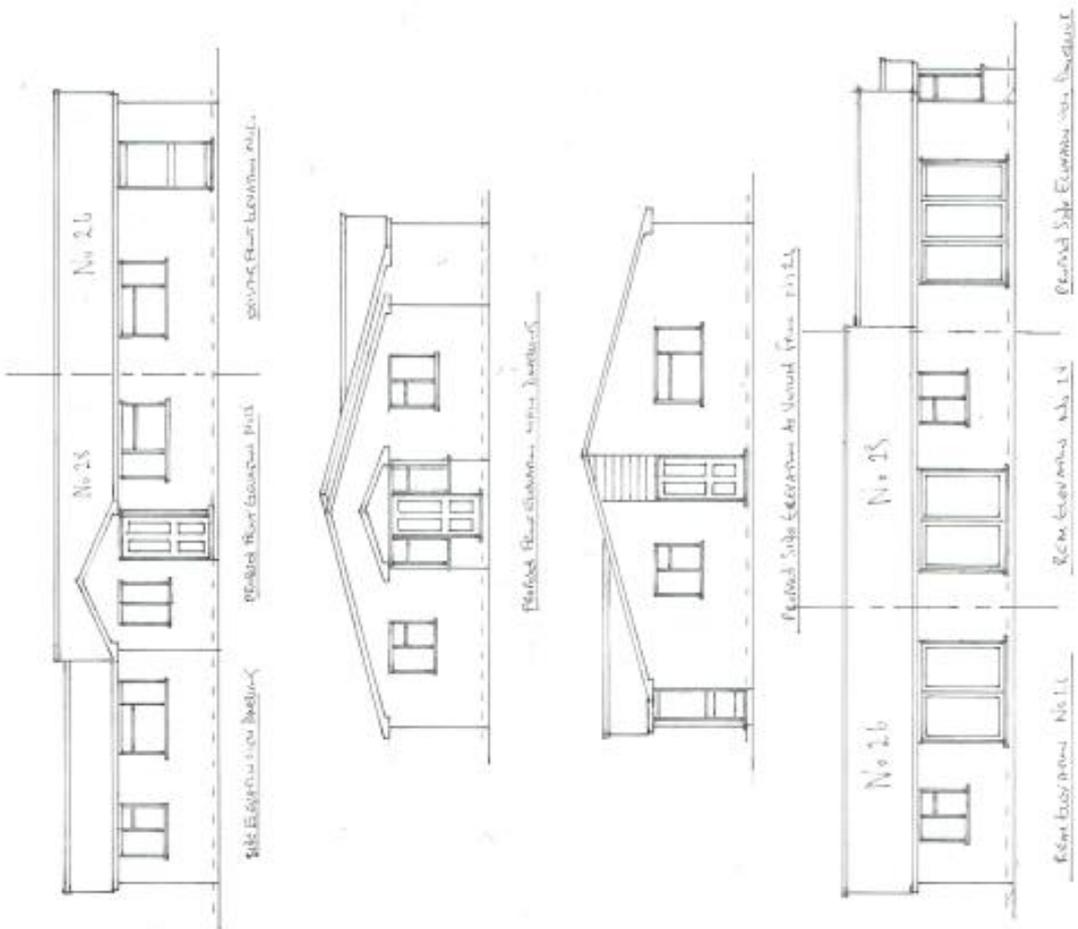
PROPOSED HOUSE NO 26
 TO BE BUILT ON THE SITE OF THE
 OLD HOUSE NO 26, WHICH WAS
 BUILT IN 1924. THE HOUSE NO 26
 WAS BUILT ON THE SITE OF THE
 OLD HOUSE NO 26, WHICH WAS
 BUILT IN 1924. THE HOUSE NO 26
 WAS BUILT ON THE SITE OF THE
 OLD HOUSE NO 26, WHICH WAS
 BUILT IN 1924.

Previously Approved: 15/02821/FUL Proposed Site Layout

Proposed Plans (Set) of Terrace
Boundaries To Land And Attached
To Moss Vandyke Close
Moss Vandyke Close, 15/02821/FUL
Boundary Lines - - - - -
Scale: 1:500 at A3
Date: 15/07/15
Drawn/Checked: V.M.J. 003



Previously Approved: 15/02821/FUL Proposed Elevations & Floor Plans



Proposed No. 26 of Terrace
 Elevations To and And Approved
 To No 25, Vauxhall Court,
 Wokingham, Surrey, RG40 2AA
 Drawings: Richard Shepherd Architects
 Scale: Floor Plans
 Date: 15/10/2015
 Ref: 15/02821/FUL

Appendix to 16/02068/FUL

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 15/00992/FUL
New end of terrace bungalow
REFUSED 25.06.2015

15/01865/FUL
Side extension to bungalow
WITHDRAWN 01.10.2015

15/02821/FUL
Demolition of the existing garage, garden wall and porch, construction of an end of terrace one bedroom bungalow and the erection of single storey front extension to the original dwelling
PERMITTED 19.02.2016

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None

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	Landscape Architect Raised no objection, however urban design may have comment to make on the revised building line in relation to the existing buildings.	Noted
A3.2	Councils Countryside Officer Raised no objection.	Noted
A3.3	Cranfield Airport No comments received	Noted
A3.4	Network Rail Network Rail has no comment.	Noted
A3.5	Parish – Woburn Sands Woburn Sands Town Council note that planning permission had granted permission for the previous application, although we had objected to this application, however this further proposal makes our original objection even more valid now, therefore, Woburn Sands Town Council object to	

this application for the following reasons:

- | | | | |
|-------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| | 1. | The creation of a terrace of bungalows is out of keeping with the rest of this part of the Close and changes the existing street scene. | Noted and discussed in paragraph 5.7 to 5.8 |
| A3.6 | 2. | The alteration to existing number 28 which becomes mid terrace is unacceptable because the front garden will become a parking lot and there is no rear access to the garden. | Noted and discussed in paragraph 5.7 to 5.8 and 5.12 |
| A3.7 | 3. | The potential of cars parking on this bend is substantially increased by the addition of another property. | Noted and discussed in paragraph 5.11 to 5.13 |
| A3.8 | 4. | There will be loss of shrubs through the new building. If permission is granted, a condition about the fencing not being changed from that in the application must be enshrined in the deeds of the new property. | Noted and discussed in paragraph 5.15 |
| A3.9 | | Ward - Danesborough And Walton - Cllr D Hopkins

No comments received | Noted |
| A3.10 | | Ward - Danesborough And Walton - Cllr Bramall

No comments received | Noted |
| A3.11 | | Ward - Danesborough And Walton - Cllr V Hopkins

No comments received | Noted |

A3.12 **Local Residents**

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

Willow Barn Ravensden Road, Salph End, Milton Keynes

26, 30, 49, 51, 53, 55, 57, 59, 61, 63 & 65 Vandyke Close, Woburn Sands, Milton Keynes

Two objections were received from neighbouring properties No.49 and No.59 Vandyke Close, raising the following objections:

- | | | |
|-------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| A3.13 | - Impact on the character and appearance of the local area | Noted and discussed in paragraph 5.7 to 5.8 |
| A3.14 | - New dwelling will have a serious impact on the visibility splay for traffic due to the siting on a bend. | Noted and discussed in paragraph 5.11 to 5.14 |
| A3.15 | - Vehicles parking on the bend causing health and safety concerns for pedestrians, in particular school children. | Noted and discussed in paragraph 5.11 to 5.14 |
| A3.16 | - In recent years, there has been an increase in on-street parking within the area. | Noted and discussed in paragraph 5.13 |
| A3.17 | - Seeks to increase the size of the development of what was previously approved when construction has not even begun. | Noted and discussed in paragraph 5.16 |
| A3.18 | - Potential alterations to the low level boundary on the bend due | Noted and discussed in paragraph 5.15 |

