

**Application Number:** 18/01022/FUL**Description** First floor side extension, Garage conversion and single storey rear extension**AT** 136 Lynmouth Crescent, Furzton, Milton Keynes, MK4 1LQ**FOR** Mr Fawaz**Target:** 20th July 2018**Extension of Time:** Yes**Ward:** Shenley Brook End**Parish:** Shenley Brook End & Tattenhoe PC**Report Author/Case Officer:** Olivia Farrell  
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01908 252119**Team Manager:** Nicola Thompson 01908 2522789  
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## 1.0 RECOMMENDATION

It is recommended that permission is granted subject to conditions set out in this report.

## 2.0 INTRODUCTION

### 2.1 The Site

The application site contains a detached two storey dwelling with a detached garage located within a cul-de-sac on Lynmouth Crescent in Furzton. To the east and south-east of the site are the rear gardens of two storey residential dwellings No. 138, No. 140 and No. 142 Lynmouth Crescent. To the south-west of the site are the rear gardens associated with two storey residential dwellings No. 19, No. 17 and No. 15 Loxbeare Drive.

### 2.2 The Proposal

The application seeks permission for a first floor side extension, garage conversion and a single storey rear extension.

### 2.3 Reason for referral to Panel

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

National Planning Policy Framework (2012)  
Paragraph 17 - Core planning principles  
Section 7 - Requiring good design

### 3.2 Local Planning Policy

Milton Keynes Local Plan (2001-2011) (Saved Policies)  
D1 - Impact of Development Proposal on Locality  
D2 - Design of Buildings  
D2A - Urban Design Aspects of New Development  
T15 - Parking Provision

Milton Keynes Core Strategy (2013)  
CS13 - Ensuring High Quality, Well Designed Places

New Residential Development Design Guide (2012) (Supplementary Planning Document)

Parking Standards (2016) (Supplementary Planning Document)

### 3.3 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.

### 3.4 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  
Impact on Character of Local Area/Street scene  
Impact on Neighbouring Residential Amenity  
Impact on Parking Provision

## 5.0 CONSIDERATIONS

### Principle of Development

5.1 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 sets out the criteria which govern the design of new buildings and extensions to existing buildings. This policy ensures the design of any proposed extension will relate well to the surrounding area and character of the original building. The last sentence of this policy states that "extensions to existing buildings will only be permitted providing the scale of the proposed does detract from the character of the original building". An extension to the dwelling would be acceptable in principle subject to the extension not detracting from the character of the original building nor should it result in an adverse impact on the amenity of neighbouring properties or the site's parking provisions.

### Design of Development

5.2 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".

5.3 Good design is a key aspect of sustainable development and should contribute positively to making places better for people. This requirement is outlined within the National Planning Policy Framework.

5.4 The proposed first floor side extension would be visible from the streetscene of Lynmouth Crescent. Whilst this is noted, the appearance of the surrounding streetscene will mitigate the impact of the proposed development as it is characterised by two storey dwellings of a mixed type, size and design. In addition, the proposed development is designed with a significantly lower ridge height than the existing dwelling, creating a subservient design. Therefore, the subservient design of the proposed side extension, in combination with the mixed streetscene of Lynmouth Crescent, ensures that the proposed development would not have a significant detrimental impact on the character of the existing dwelling or the local area.

5.5 The proposed single storey rear extension would not be visible from the public realm and would be of a scale and design that would not have a detrimental impact on the character of the local area or original dwelling. In addition, the materials to be used would match those used for the existing dwelling.

5.6 Overall the proposed development would comply with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 and Section 7 of the National Planning Policy Framework 2012.

### Impact on Residential Amenity

5.7 Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 states that planning permission will be refused if the development would be harmful in that it would cause an "unacceptable visual intrusion or loss of privacy, sunlight and daylight".

5.8 The proposed first floor side extension would be located approximately 12.5 metres from the rear elevation of No. 140 Lynmouth Crescent. Amended plans were received which reduced the ridge height of the proposed roof in order to reduce both the scale of the development and the potential visual intrusion as a result. As such, while it is noted that there would be a degree of visual intrusion to this neighbour, due to the roof height being only 1.3 metres (approx.) higher than the previous ridge height of the detached garage, the additional impact of the extension is not considered to be unacceptable. In addition, the proposed side extension would be located some distance from other neighbouring properties such that it would not result in an unacceptable visual intrusion or loss of sunlight or daylight.

5.9 There would be two rooflights on the front roofslope of the proposed side extension facing the frontage of the application site and partially facing the rear of No. 138 Lynmouth Crescent. In order to protect the privacy of No. 138, amended plans were received which altered the windows to Velux roof lights which will be fixed shut with obscure glazing. As such, due to these amendments there would be a limited impact on No. 138 in terms of privacy. There would also be two first floor openings on the rear elevation facing No. 15, 17 and 19 Loxbeare Drive. Whilst this is noted, the separation distance between these properties and the proposed openings would be above the recommended 22 metre back-to-back distance as specified in the New Residential Design Guide (2012) (SPD). As such, overall the proposed side extension is not considered to cause a detrimental loss of privacy on neighbouring properties.

5.10 The proposed single storey rear extension is of a scale and design that would cause limited visual intrusion or loss of daylight. The proposed openings would face directly onto the rear garden of the application site therefore would cause no significant loss of privacy.

5.11 Overall the proposed development is considered not to have a harmful impact in regard to visual intrusion, loss of privacy, sunlight and daylight and therefore the proposed development would comply with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

#### Parking and Highways Safety

5.12 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).

5.13 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."*

5.14 The proposed development would produce an additional bedroom, increasing the total of bedrooms from four to five. Whilst this is noted, the application site is located within Zone 3 and therefore the parking requirement at the site would remain at 2 on-plot parking spaces. The two existing on-plot parking spaces would be retained at the site and would not be impacted by the proposal. Therefore, in accordance with the Milton Keynes

Parking Standards (SPD) the proposed development is considered to have sufficient parking provision to accommodate the required number of parking spaces and ensure that there is no adverse impact on Highways safety.

C3 use in Zone 3	Bedrooms	Allocated	
		Required	Proposed
<u>C3 – Residential Dwellings:</u>			
4+ bedroom dwellings require 2 on plot parking spaces	5	2	2

5.16 The proposal would accord with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards 2016 Supplementary Planning Document.

## 6.0 CONCLUSIONS

6.1 In conclusion the application is considered to be acceptable.

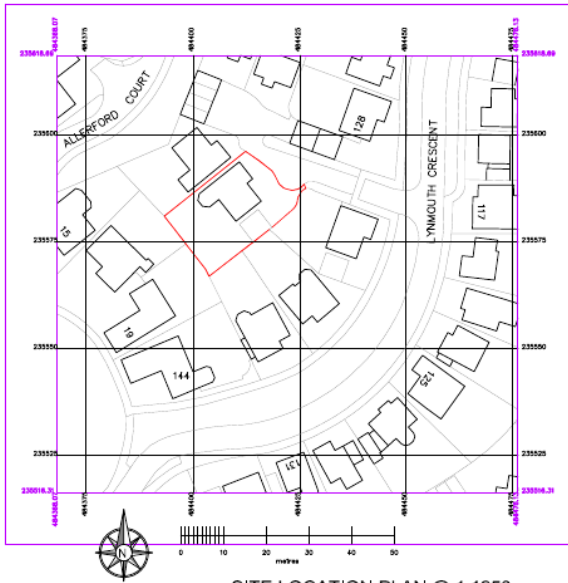
## 7.0 CONDITIONS

1. The development hereby permitted shall begin 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 91 of the Town and Country Planning Act 1990.

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

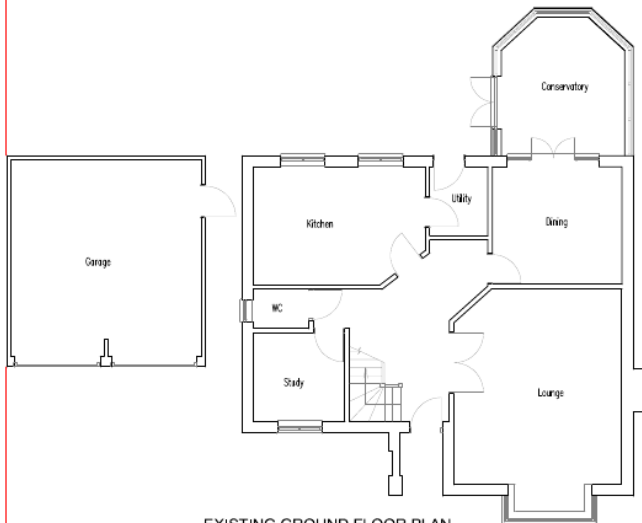
Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.



SITE LOCATION PLAN @ 1:1250



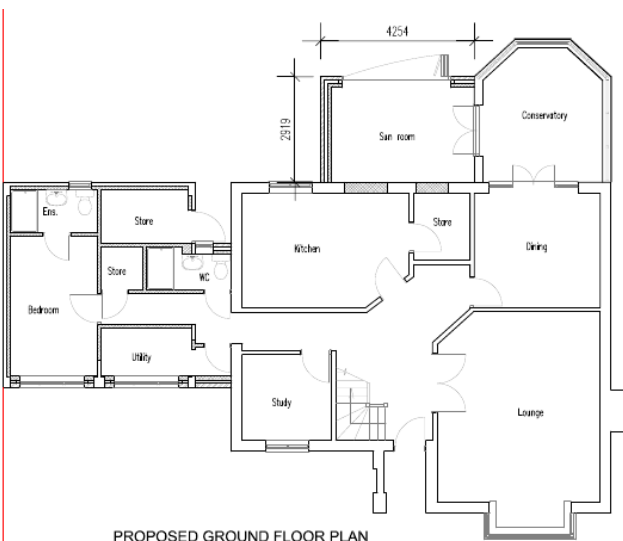
BLOCK PLAN @ 1:500



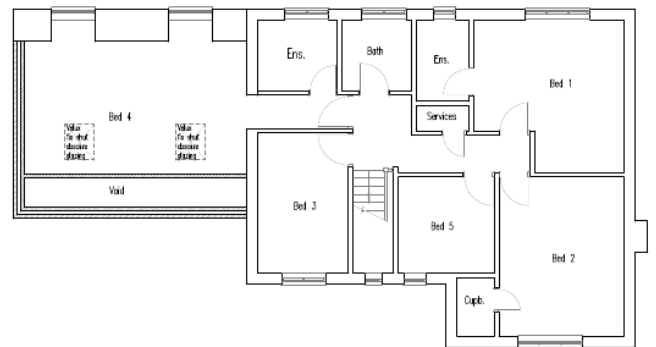
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

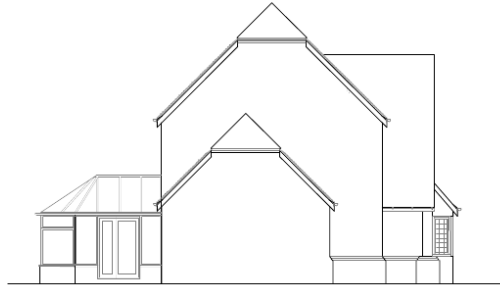


PROPOSED FIRST FLOOR PLAN

SCALE 1:100  
0 1 2 3 4 5m



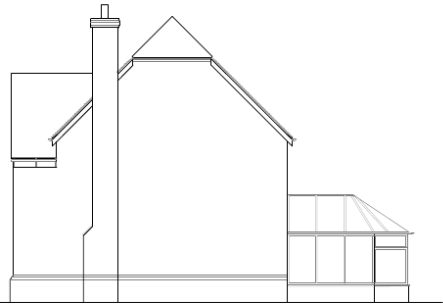
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

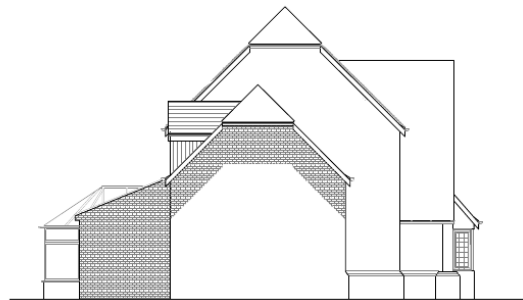


EXISTING SIDE ELEVATION

SCALE 1:100  
0 1 2 3 4 5m



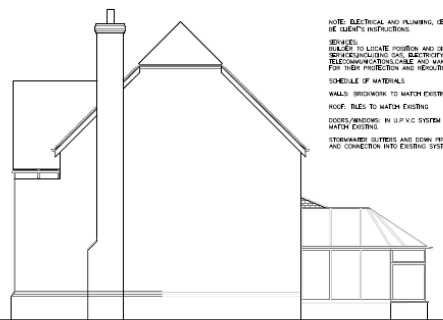
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

NOTE: ELECTRICAL AND PLUMBING, CENTRAL HEATING TO BE CLIENT'S RESPONSIBILITY.  
SERVICES:  
SHOULD TO LOCATE POSITION AND DIRECTION OF ALL SERVICES INCLUDING GAS, ELECTRICITY, WATER, TELECOMS/PHONE CABLES AND HAVE SITE PERSON FOR THEIR PROTECTION AND REROUTING IF NECESSARY.  
SCHEDULE OF MATERIALS:  
WALLS: BRICKWORK TO MATCH EXISTING  
ROOF: BLEE TO MATCH EXISTING  
DOORS/WINDOWS: AN UPVC SYSTEM COLOURED WHITE TO MATCH EXISTING  
STAIRWAYS, GUTTERS AND DOWN PIPES TO MATCH EXISTING AND CONNECTION INTO EXISTING SYSTEM.

## **Appendix to 18/01022/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

06/00822/FUL

FIRST FLOOR EXTENSION OVER EXISTING DOUBLE GARAGE

REF 11.07.2006

### **A2.0 ADDITIONAL MATTERS**

#### Other Matters

A2.1 Concerns have also been raised in regard to a potential House of Multiple Occupation on the site as a result of the proposed development. From the information submitted as part of the application, the proposed development is considered under Use Class C3 (dwellinghouse). Any change of use to commercial premises or a House of Multiple Occupation would require an application for full planning permission to be submitted and assessed.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

#### **A3.1 Parish – Shenley Brook End and Tattenhoe**

Initial comments to original plans:

“The Planning and Environment Committee have considered planning application 18/01022/FUL and comments are below. Object –

- Effect on Street Scene
- Closeness to neighbouring properties MKC Local Plan, D1 (III) An unacceptable visual intrusion or loss of privacy, sunlight and daylight.
- Same reasons as previous application refusal (06/00822/FUL)
- Aware of neighbour’s objections.”

Comments on amended plans:

“Following the meeting of council on Monday 25th June, please see comments below to planning application 18/01022/FUL

Having reviewed the amendments council agreed that the previous reasons given for objecting have not altered so the comments will not change.”

#### **A3.2 Cllr – Ganatra**

No comments were received at the writing of this report.

#### **A3.3 Cllr – Reilly**

No comments were received at the writing of this report.

#### **A3.4 Cllr – Cannon**

No comments were received at the writing of this report.



### A3.5 **Neighbours and Third Parties**

Overall, twenty-two representations were received from nine different addresses in Lynmouth Crescent and Loxbeare Drive in objection to the scheme, with concerns regarding the following:

- Parking provision
- Visual intrusion
- Access to the property
- Loss of privacy
- Loss of light
- Impact on the character of the existing building
- Impact on the character of the local area and streetscene

These issues are dealt with within the main body of this report.

The following concerns were also raised however these are not material planning considerations:

- The safety of the cul-de-sac during the construction of the extension
- Loss of view