

Application Number: 16/03530/FUL**Two storey side and single storey front and rear extensions****AT 196 Oldbrook Boulevard, Oldbrook, Milton Keynes****FOR Mr M Ongaralingam****Target:** 3rd February 2017**Extension of Time:** 17th March 2017**Ward:** Central Milton Keynes**Parish:** Campbell Park Parish Council**Report Author/Case Officer:** Luke Gledhill, Planning Officer**Contact Details:** 01908 252271 luke.gledhill@milton-keynes.gov.uk**Team Leader::** Stephen Gee, Senior Planning Officer**Contact Details:** 01908 253145 stephen.gee@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

- 1.1 The main section 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 The application is referred to the Development Control Panel for determination due to an objection by Campbell Park Parish Council on the grounds of overdevelopment of the site.

2.0 The Site

- 2.1 The application site is a semi-detached dwellinghouse on the south east side of Oldbrook Boulevard in the residential area of Oldbrook. The site is bordered by residential properties to the north east, south east and south west, with Oldbrook Boulevard and residential properties beyond to the north west.

3.0 The Proposal

- 3.1 This application seeks full planning permission for two storey side and single storey front and rear extensions. The works would create an additional bedroom at first floor level and a breakfast room, utility room and enlarged garage at ground floor level. The proposed single storey front extension would

measure 1.4 metres deep, 2.7 metres across and 3.5 metres high at the highest point. The single storey rear extension would measure 3.75 metres high at the highest point and 2.7 metres across by 5 metres deep from the rear elevation of the proposed two storey side extension, which would be in line with the rear elevation of the existing dwellinghouse. The proposed two storey extension would measure 2.7 metres wide at its widest point, 6.8 metres deep and match the existing ridge and eaves heights of the existing dwelling: 7 metres and 5.1 metres respectively. The proposed materials would match existing.

4.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

4.1 National Policy

4.2 National Planning Policy Framework 2012

Paragraphs 11-16: The Presumption in Favour of Sustainable Development
Paragraphs 186 & 187: Decision Taking
Paragraphs 196 & 197: Determining Applications
Paragraphs 203 and 206: Planning Conditions and Obligations
Section 7: Requiring Good Design

4.3 Local Policy

4.4 Core Strategy 2013

Policy CSA: Presumption in Favour of Sustainable Development
Policy CS13: Ensuring High Quality, Well Designed Places

Milton Keynes Local Plan 2001-2011 Saved Policies

4.5

Policy D1: Impact of Development Proposals on Locality
Policy D2: Design of Buildings

Supplementary Planning Documents

4.6

Milton Keynes Parking Standards SPD (2016)
New Residential Development Design Guide SPD (2012)

Technical Guidance

4.7

Building Research Establishment document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' Second Edition (2011)

5.0 MAIN ISSUES

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

- 5.1 Principle of Development
 - Impact of Proposal on Residential Amenity
 - Impact of Proposal on Character of the Area
 - Parking Standards
 - Flood Risk

6.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 6.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

7.0 CONSIDERATIONS

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

- 7.1 Principle of Development
- 7.2 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 allows for the extension to dwellings, as such the proposed development is considered acceptable in principle.
- 7.3 Impact of Proposal on Residential Amenity
- 7.4 The proposed side extension would be part one storey, part two storey. The proposed rear elevation of the two storey section would be flush with the rear elevation of the first floor of the existing dwellinghouse and border the boundary line with No. 194 Oldbrook Boulevard. With regard to visual intrusion and daylight/sunlight and overshadowing, the extension would not extend beyond 45 degree lines measured from the ground and first floor windows of the neighbouring property at No. 194 (suggested as good practice in the BRE technical guidance document "*Site Layout Planning for Daylight and Sunlight: A guide to good practice*"). Taking the above points into consideration, the residential amenity impact of this part of the extension would be acceptable.
- 7.5 The proposed single storey section would be 3.75 metres high at its highest point and due to its design, reduce in height towards its rear elevation, where it would be 2.6 metres high. It is considered that while there would be an impact on direct morning sunlight available to a ground floor window at No. 194, because the window would still receive daylight during daylight hours and (due to the orientation of the proposed extension) direct sunlight from mid-morning onwards, the impact on sun/daylight would on the whole be minimal and therefore acceptable.
- 7.6 The impact on residential amenity of the single storey extension at the front of the property, due to its orientation with respect to the neighbouring garage at No. 194, would be acceptable.

7.7 Taking these points into consideration, the impact on residential amenity would be acceptable.

7.8 Impact of Proposal on Character of the Area

7.9 In terms of the character of the existing dwelling and site, the extensions would use materials to match those of the existing dwelling. The front and rear single storey extensions would be subservient to the existing dwelling. The two-storey side extension would match the ridge height of the existing dwelling and be in keeping with its design through utilisation of the front facing gable end and width less than that of the existing dwelling.

7.10 In terms of development of the site, there is no official definition of what constitutes overdevelopment. However, it is deemed that, in the context of the overall site, the addition of the extensions would result in such a small increase in area covered by the dwellinghouse that the proposed works would not constitute overdevelopment. The amount of outdoor amenity space remaining for the residents and future residents would be acceptable and not detrimental when comparing the site with other plots in the surrounding area.

7.11 Whilst it could be argued that the proposal would introduce a terracing effect to the local street scene, it is considered that since the two storey side extension would extend only to the site boundary, and therefore leave a gap at first floor level above the garage of No. 194, the impact of the development on the character of the street scene would be acceptable.

7.12 Taking into account the above points, it is deemed that the impact of the proposal on the character of the area would be acceptable.

7.13 Parking Standards

7.14 The application site falls within Parking Standards Zone 3 as set out in the Milton Keynes Council Parking Standards SPD (2016). The proposal would increase the number of bedrooms at the application site from three to four. As per the MKC Parking Standards SPD (2016) the parking requirement at the application site, as a result of the proposal, would remain the same at 2 onsite spaces plus 0.5 unallocated spaces.

7.15 During the site visit it was observed that one space is situated on a driveway in front of the existing garage and one space on a grass area in front of the dwellinghouse. While the proposed front extension would reduce the size of the driveway, the driveway would still measure 7.6 metres long and as such meet the parking space size requirement (5.0 metres by 2.5 metres) set out in the MKC Parking Standards SPD (2016). The space on the grass area also meets this requirement.

7.16 Flood Risk

7.17 Neighbouring residents have raised concerns over the potential impacts of the proposal regarding surface water run-off and flooding as a result of the

proposal. The application site is not within a floodplain at risk of flooding. There is, however, as highlighted on the Government's *Long term flood risk assessment for locations in England* online mapping system, a low risk of surface water flooding onsite. Despite this, given the small scale nature of the development, it is considered that the proposal would not result in a significant increase in surface water flood risk. As such, the flood risk impact of the proposed works would be acceptable.

8.0 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 those of the existing building.

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

Appendix to 16/03530/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 05/02000/FUL
SINGLE STOREY FRONT EXTENSION AND TWO STOREY SIDE
EXTENSION INCLUDING CONVERSION OF GARAGE TO LIVING
ACCOMODATION
REF 03.02.2006

A2.0 ADDITIONAL MATTERS

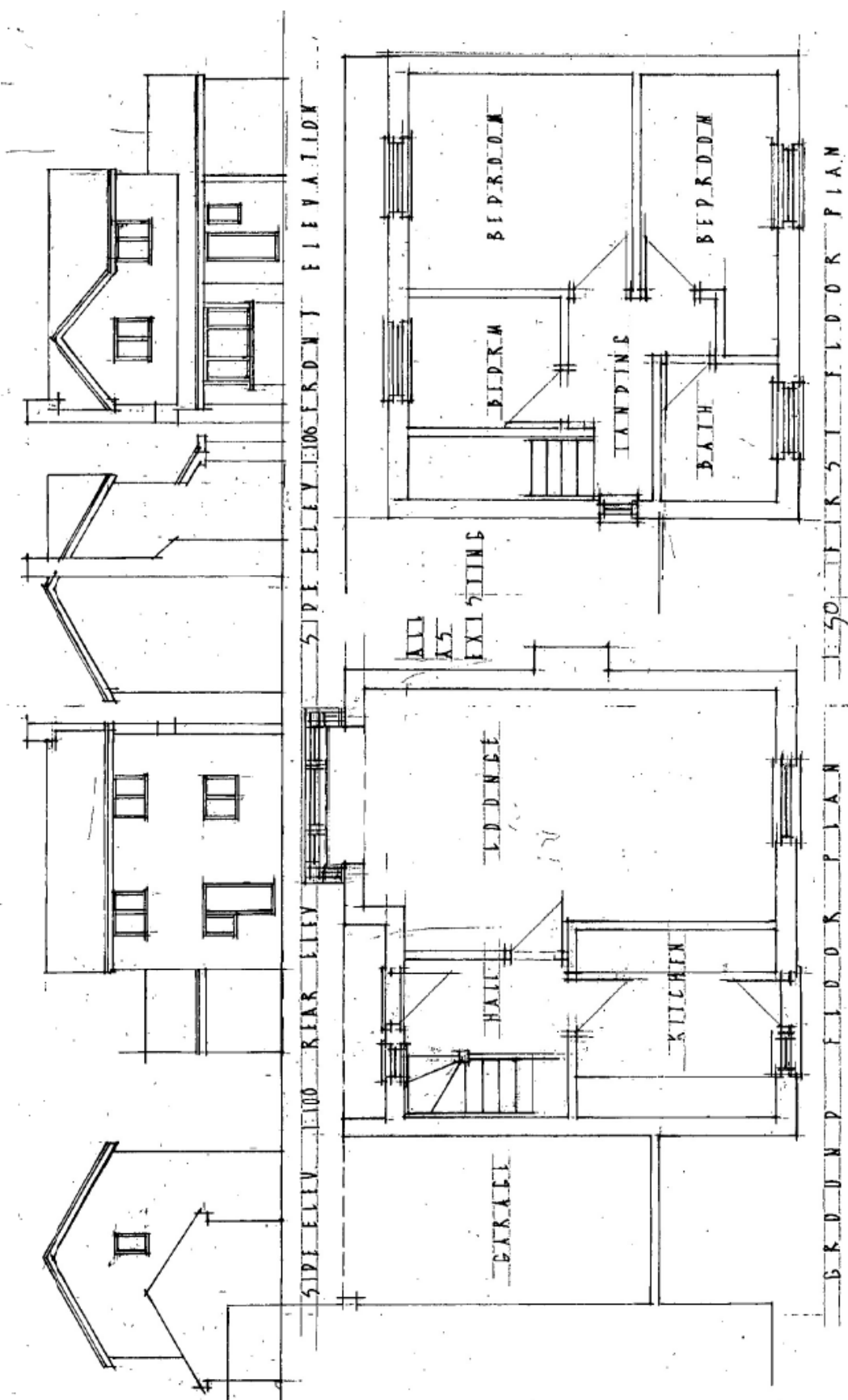
(Matters which were also considered in producing the Recommendation)

- A2.1 None.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 485697, 237944



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07/12/2016 13:39



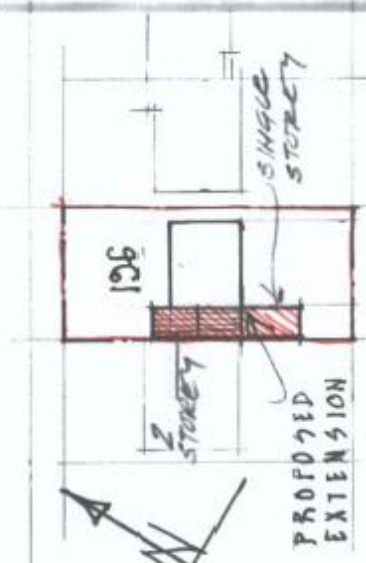
SIDE ELEV 100 REAR ELEV 100 FRONT ELEVATION

BR DOWN FLOOR PLAN 50 FRST FLOOR PLAN

196 OIL BROOK BOULEVARD OIL BROOK
 PRG. NO. M.O. 105/EXT 6

DEVELOPMENT CONTROL
01 MAR 2017
RECEIVED

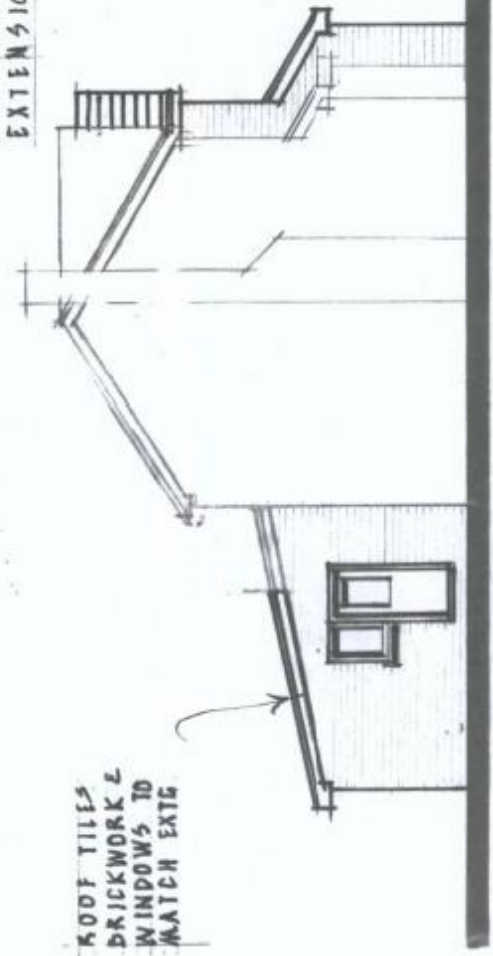
16/03530/FUL



SITE PLAN

1:1250

ROOF TILES
BRICKWORK &
WINDOWS TO
MATCH EXTG

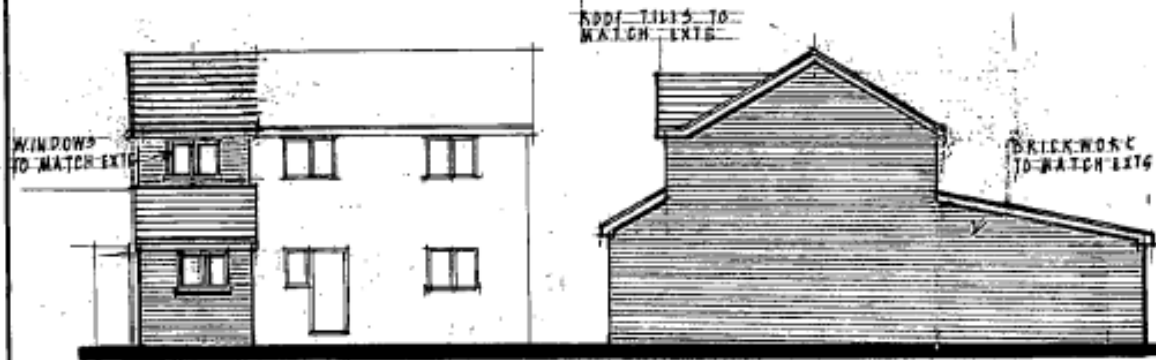


SIDE ELEVATION 1:100

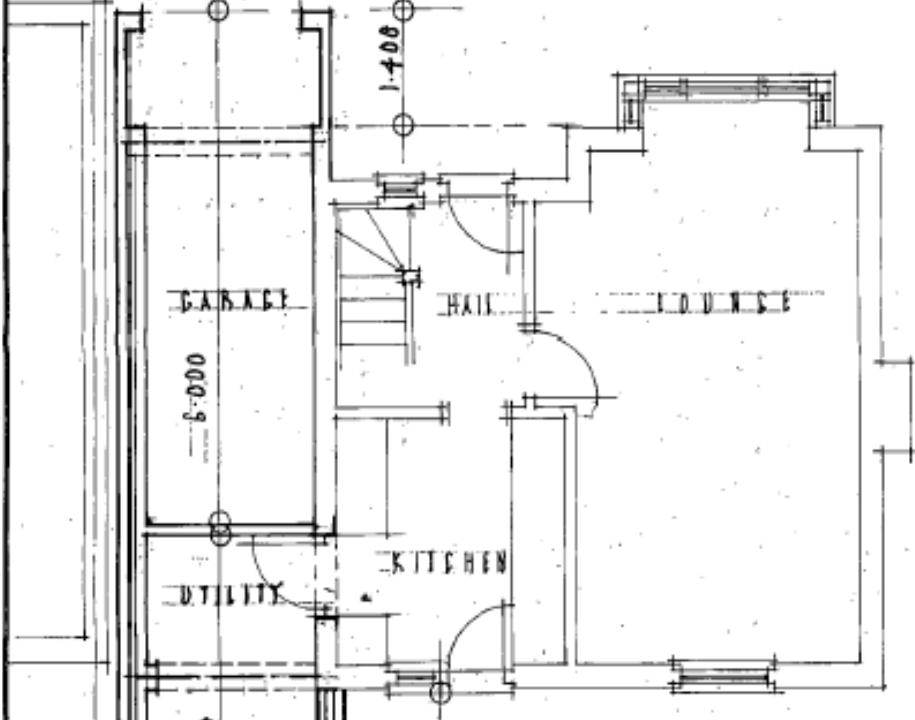
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SCALE 1:100

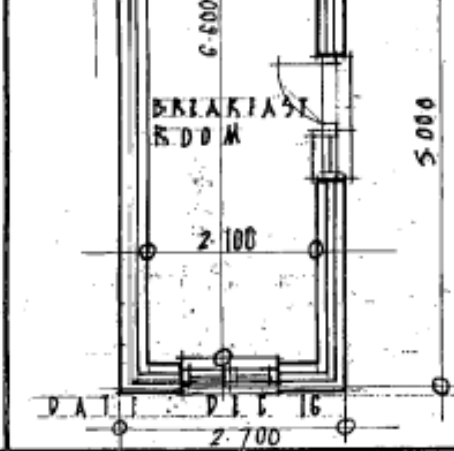
PROPOSED ALTERATIONS & ADDITIONS
TO No 196 OLD BROOK BOULEVARD
MK6 ZHE
PRG No MO/04/PLAN A



FRONT ELEVATION 1:100 SIDE ELEVATION



GROUND FLOOR PLAN



BREAKFAST ROOM

DEVELOPMENT CONTROL
03 FEB 2007

16/03530/FUL

RECEIVED
PROPOSED ALTERATIONS
AND ADDITIONS TO No
196 DIBBROOK BOULEVARD
DIBBROOK MK6 2HG

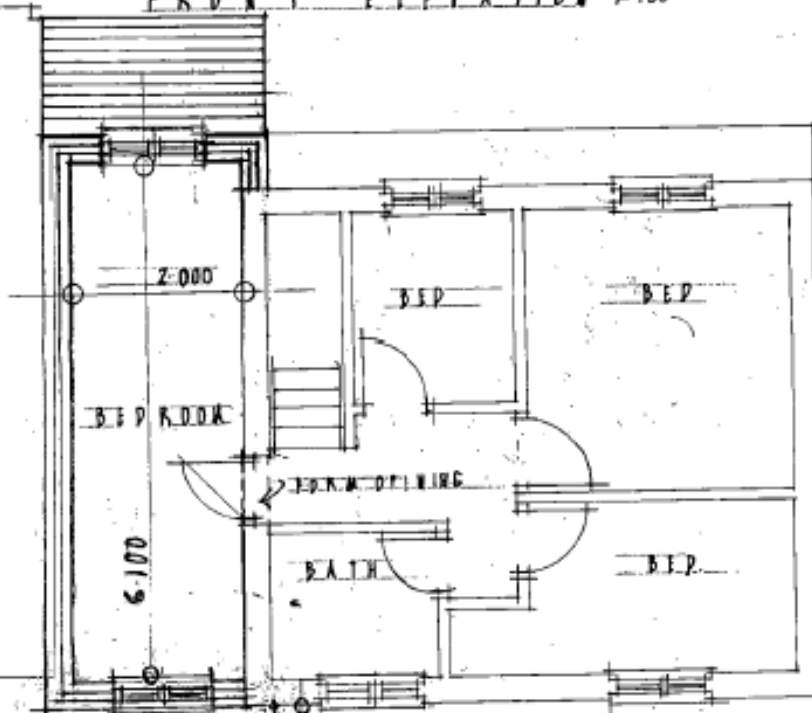
D.A.T. 16
2.700

SCALE: 1:50 G:100 PRG No. MD/01/PLAN/A

ROOF TILES
BRICKWORK & WINDOWS
TO MATCH EXISTING



FRONT ELEVATION 1:100



FIRST FLOOR PLAN
1:50

DEVELOPMENT CONTROL
03 FEB 2007
RECEIVED

16/03530/FUL

PROPOSED ALTERATIONS AND
ADDITIONS TO No 196
OLDBROOK BOULEVARD OLDBROOK
NSW 2206

DATE REC 16

SCALE 1:50 & 1:100 DRS No MO/02/PLAN/A

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 Cranfield Airport
Ward - Central Milton Keynes - Cllr Betteley
Ward - Central Milton Keynes - Cllr Wallis
Ward - Central Milton Keynes - Cllr Williams

No comments received.

Parish - Campbell Park: **Objection**

Campbell Park Parish Council has objected to the application on the grounds that the proposal would amount to overdevelopment of the site.

Local Residents

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

- 9 Statham Place, Oldbrook, Milton Keynes
7 Statham Place, Oldbrook, Milton Keynes
1 Statham Place, Oldbrook, Milton Keynes

No comments received.

194 Oldbrook Boulevard, Oldbrook, Milton Keynes:
Objection.

The residents objected due to concerns over loss of light, overshadowing, impact on area character and parking standards. Also raised were concerns over sewer drainage at the rear of the property and the possibility of the site becoming a House in Multiple Occupation.

Potential impact on sewer drainage is a building control issue and therefore not considered in this report. Future uses of the property are not material planning considerations and as such are not considered here.

Loss of light, overshadowing, impact on area character and parking standards are material considerations. Refer to section 7 for the officer response.

198 Oldbrook Boulevard, Oldbrook, Milton Keynes:
Objection.

The residents objected due to concerns over sewer drainage, sunlight restriction, impact on area character, potential increased water run-off, potential reduced water soakaway and the need for a retaining wall built as a result of earthworks on the site.

The need for a retaining wall are building control issues and therefore not considered in this report.

Sunlight restriction, impact on area character, potential increased water run-off and potential reduced water soakaway are material planning considerations, see section 7 for the officer response.