

Application Number: 12/00553/FUL

**Re-positioning of shed in rear garden**

**AT 52 King Stephen Meadows, Old Wolverton, Milton Keynes**

**FOR Mr And Mrs Horner**

**Target:** 7th May 2012

**Ward:** Wolverton

**Parish:** Wolverton & Greenleys Town  
Council

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## 1.0 INTRODUCTION

*(A brief explanation of what the application is about)*

### 1.1 The Site

The application site is a recently constructed 3 storey semi-detached property. 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 to reposition the existing garden shed to the rear of the site from its current position closer to the dwelling. The proposal requires permission as the permitted development rights have been removed from the site. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 The application is being reported to Development Control Panel as the applicant is a member of staff within the Planning Department

## 2.0 RELEVANT POLICIES

*(The most important policy considerations relating to this application)*

### 2.1 National and Regional Policy

National Planning Policy Framework

14. Presumption in favour of sustainable development

## 2.2 Local Policy

### Adopted Milton Keynes Local Plan 2001-2011

D1: Impact on development proposals on locality

D2: Design of buildings

## 3.0 MAIN ISSUES

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

- 3.1 1. Whether the proposed extension would have an significant adverse affect on the amenity of neighbouring properties. The building is only marginally higher than the fence and is located to the rear of the garden.

## 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 lead to the officer Recommendation)*

- 5.1 The shed would be located against the rear boundary of the site. There are no properties to the rear of the site that would be impacted by the proposal. The shed would be located away from the boundary with 50 King Stephen Meadows and whilst the proposal would be located adjacent to the boundary with number 54 given its scale and height it will only project marginally above the height of the boundary fence. It is therefore not considered to significantly impact on the neighbouring properties amenity.

## 5.2 Conclusions

Given the scale and siting of the shed it is not considered to detrimentally impact on the character and appearance of the area or the amenity of the neighbouring properties. It is therefore recommended that planning permission be granted.

## 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)



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 Date 11/6/2012  
 Centre = 480871 E 241342 N  
 Author





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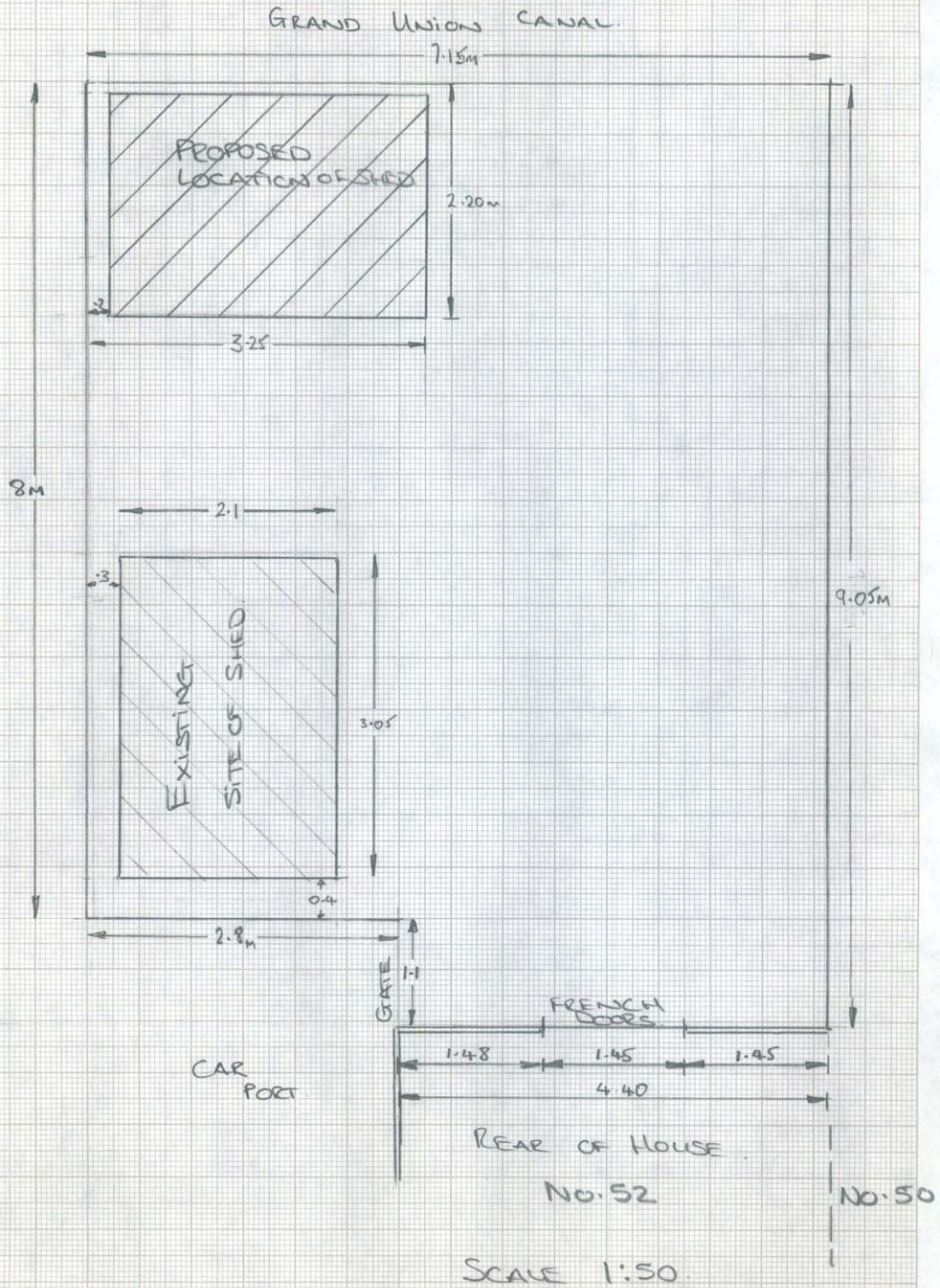
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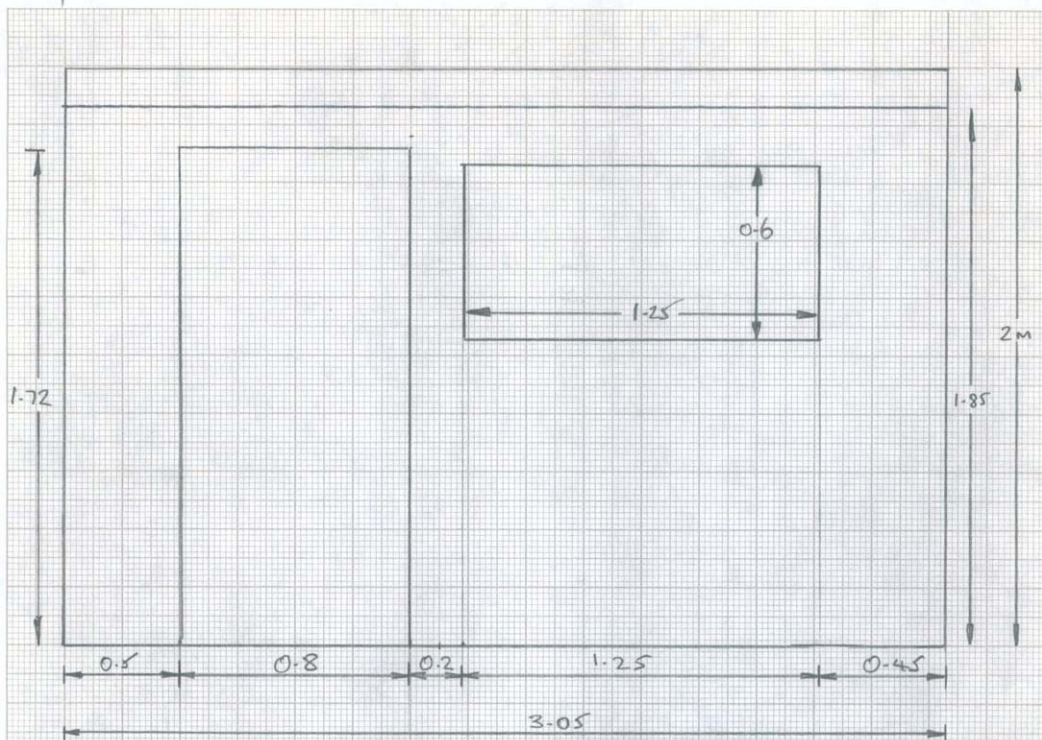
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**plans ahead** by **emapsite**

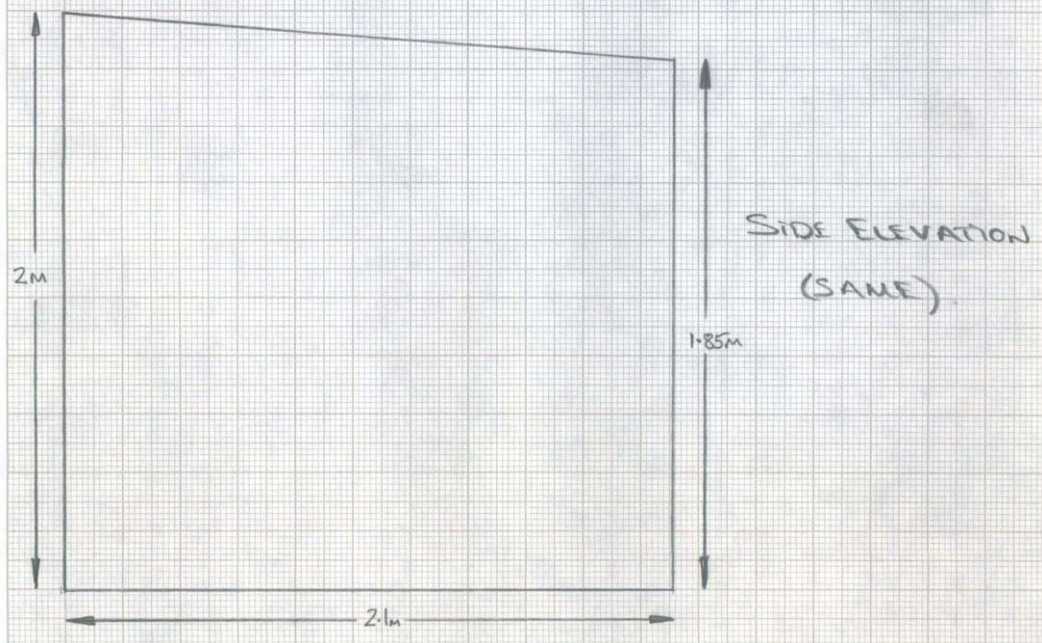
Prepared by: Joanne Hopper 05/03/20

# EXISTING & PROPOSED SITE LAYOUT.





SCALE 1:20 FRONT ELEVATION



SIDE ELEVATION (SAME)

## Appendix to 12/00553/FUL

### 1.0 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)*

1.1 The most relevant planning history is as follows:

06/01961/REM – Erection of 95 dwellings, 3 offices and parking – Permitted

12/00554/FUL - Single storey rear extension – Pending consideration

### 2.0 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>	<b>Policy Reference</b>
<b>2.1 British Waterways</b>		
No objection	None	
<b>Parish - Wolverton &amp; Greenleys</b>		
No objection	None	
<b>Local Residents</b>		
The occupiers of the following properties were notified of the application:		
50 and 54 King Stephen Meadows		

### 3.0 ADDITIONAL MATTERS

*(Matters which were also considered in producing the Recommendation)*

3.1 The current proposal seeks consent to relocate the existing garden shed to the rear boundary of the site. The proposal will not be clearly visible from the street scene and will have very little impact on the character and appearance of the area. Views of the proposal from the Grand Union Canal to the rear of the site will be shielded by the existing vegetation adjacent to the rear boundary of the site. The size and scale of the shed is in keeping with the residential character of the site and dwelling. The proposals are therefore considered to be acceptable in design terms.