

APP 05

Application Number: 12/02628/FUL
Minor

Erection of a single storey side extension

AT 34 Dyers Mews, Neath Hill, Milton Keynes

FOR ABI Support Services Ltd

Target: 8th March 2013

Ward: Linford South

Parish: Great Linford Parish Council

Report Author/Case Officer: Chris Megson

Contact Details: 01908252519 Christie.Megson@Milton-Keynes.gov.uk

Head of Team: Alex Harrison

Contact Details: 01908 252608 Alex.Harrison@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a large detached building located in Neath Hill. Situated at the end of Dyers Mews, the dwelling currently operates as a residential care home. 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 for the erection of a single storey side extension. The additional floor space would allow for the provision of an additional bedroom and en-suite. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework paragraph

- Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

T15 – Parking Provision.

Supplementary Planning Guidance
Parking Standards for Milton Keynes 2005 (Amended 2009)

3.0 MAIN ISSUES

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

- 3.1
1. Impact of proposal on the boundary treatment situated to the west of the application dwelling; there is a sufficient distance between the proposal and the boundary to prevent significant damage.
 2. Parking provision; the parking standards does not require the provision an additional on plot parking space.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to 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 minimum distance between the existing western elevation and the western boundary treatment is measured at approximately 3.4 metres. The plans submitted indicate that the width of the proposed extension is 3.35 metres. The separation between the existing house and the boundary treatment is therefore considered sufficient in distance to allow the erection of the proposal, without detrimentally harming the boundary. To further clarify this, the agent representing the applicant has submitted further information in the form of an arboriculture report demonstrating no loss of landscaping would occur. Great Linford Parish Council have been notified and invited to further comment in light of this additional information. Further to this, the Council's Senior Landscape Architect has been consulted to assess the additional information provided and members will be updated as and when a response is received from either of these consultees.
- 5.2 Initially, the Council's Senior Landscape Architect was consulted, who requested the plans be amended to achieve a 1.5 metre separation between the proposal and the site boundary treatment. However, this is not considered feasible as a reduction of this proportion would reduce the width of the proposed extension to 1.85 metres. The Senior Landscape Architect was notified of this and opted not to object.
- 5.3 Dyers Mews is mainly typified by modern detached dwellings varying in scale and design. The application dwelling is situated at the very end of the cul-de-sac accessible via a private driveway and as such, is predominantly obscured from the street scene. Although a public footpath and redway both run adjacent to the application site, the proposal again is screened by fencing and substantial foliage representing the site boundary. The proposed extension is a reasonable scale with materials to match the existing, and is therefore considered acceptable with regard to its impact on the character and appearance of the area.

5.4 No. 33 Dyers Mews is the neighbouring dwelling in closest proximity to the application dwelling; its southwest elevation facing the application site. Nevertheless, the proposed extension is not considered of significant scale to harm this dwelling, while much of the impact will be mitigated by the shared boundary between the two dwellings in question.

5.5 Parking

The parking standards indicate that a residential institution should provide one on plot parking space for every two bed-spaces provided. The proposed extension would provide floor space for one space in addition to the five currently offered at present. This means the application dwelling is expected to provide a minimum of 3 spaces, which are indicated on the block plan submitted.

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)

Appendix to 12/02628/FUL

A1.0 RELEVANT PLANNING HISTORY

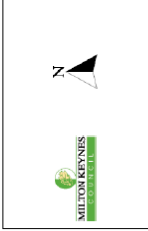
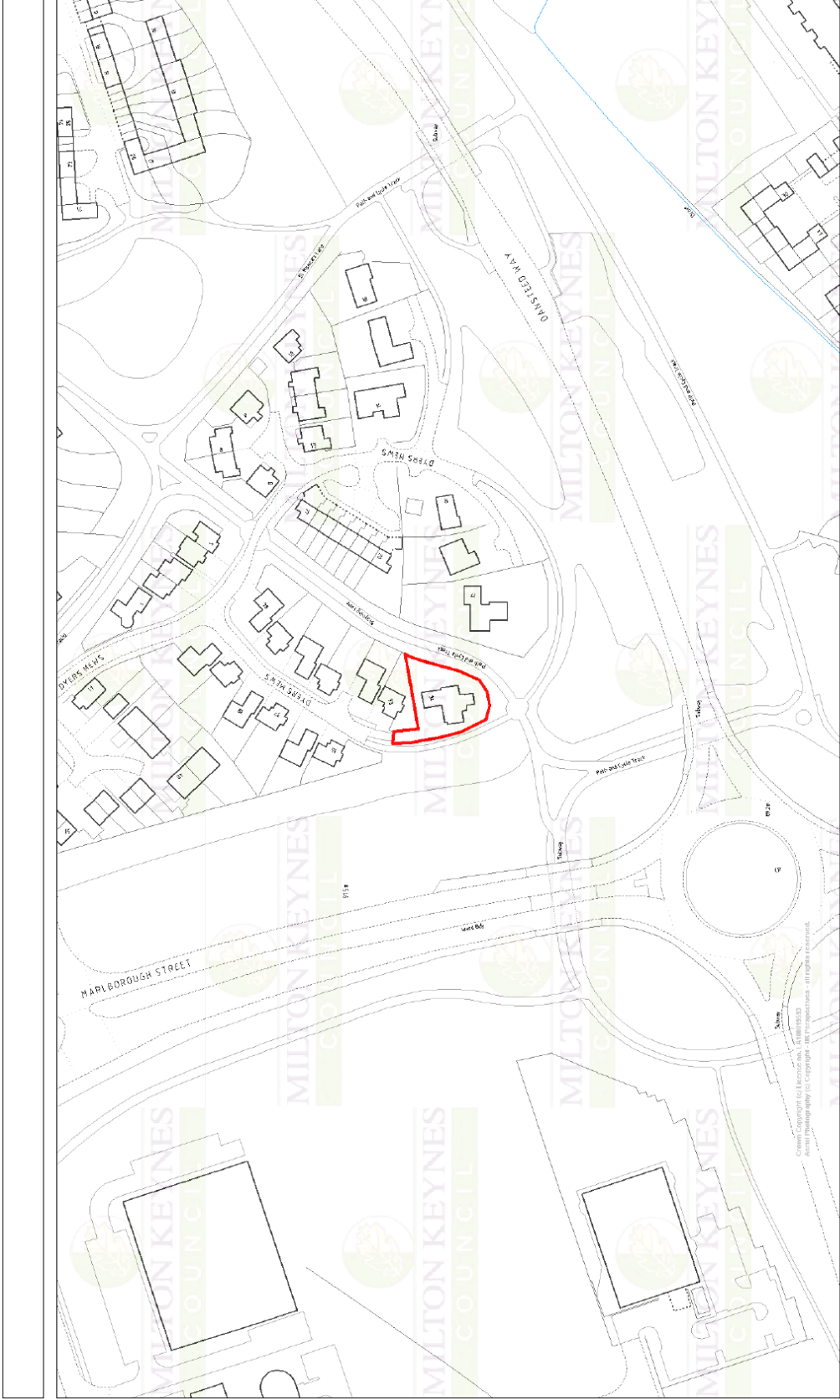
(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)


A1.1 None.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

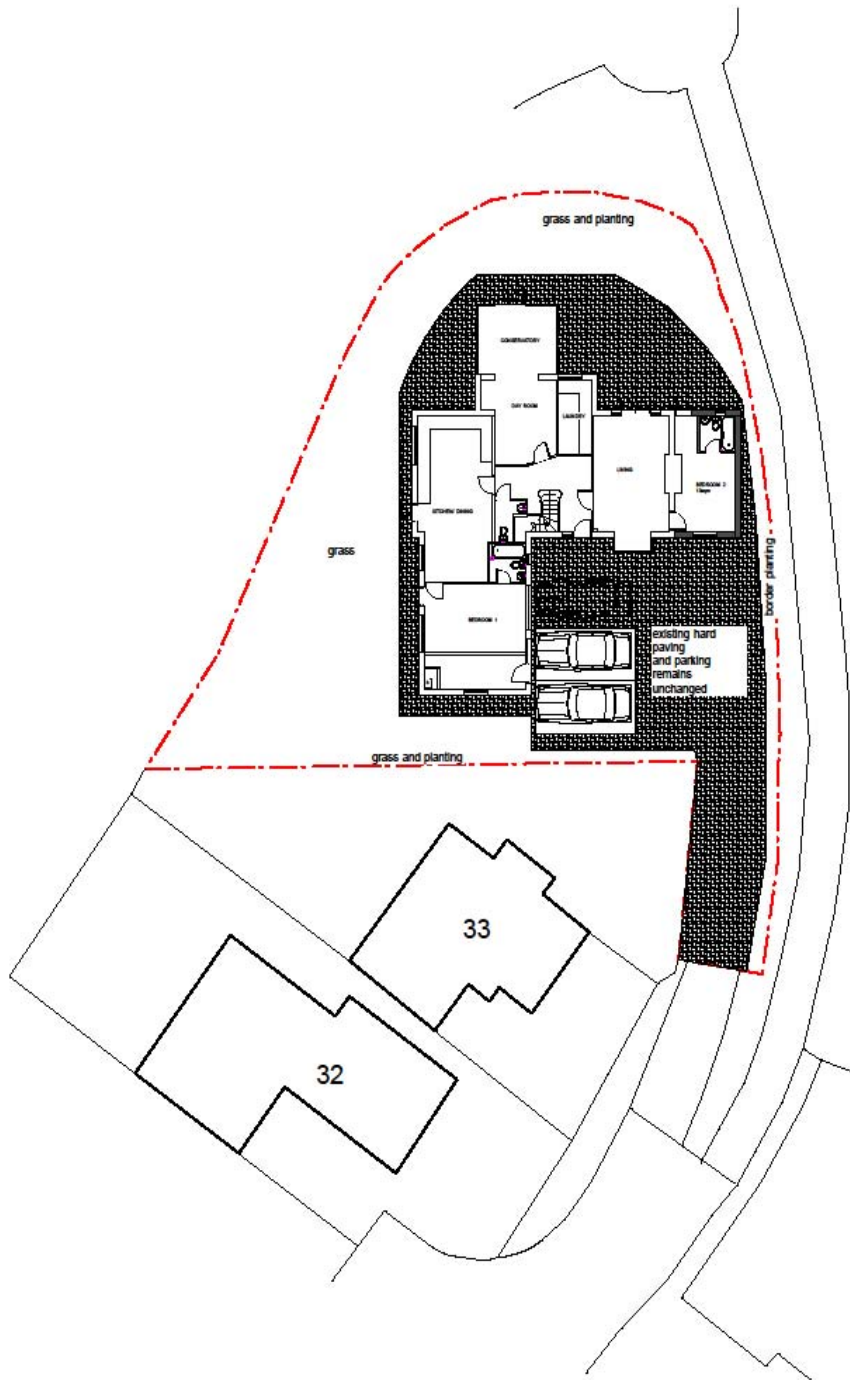
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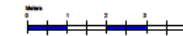
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 41 High Street, Barrowby
 Herts SG2 5SA
 Tel: 01783 845052
 Fax: 01783 845001
 email: alt@altaras.co.uk

34 DYERS MEWS, NEATH
 HILL, MILTON KEYNES
 MK14 6ER
 Proposed Block Plan

Drawn by	
Checked by	
Date	19th 08 10
Date	Jan 2012
Proj No	MDDM/10



NORTH ELEVATION (EXISTING)



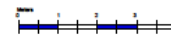
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 Tel: 01763 848952
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 34 DYERS MEWS, NEATH HILL
 MILTON KEYNES MK14 6ER
 Existing North and South Elevations

Drawn by: _____
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 Scale: 1:100 @ A3
 Date: nov 2012
 Dwg. No. **MD/DM/07**

SOUTH ELEVATION (EXISTING)



WEST ELEVATION (EXISTING)



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 Existing East and West Elevations

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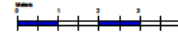
EAST ELEVATION (EXISTING)



NORTH ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)



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Herts SG8 8EA

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Fax: 01763 848001
email: altarasarchitec@frontline.u-net.com

34 DYERS MEWS, NEATH HILL
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Proposed north and South Elevations

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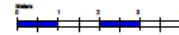
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WEST ELEVATION (PROPOSED)



EAST ELEVATION (EXISTING AND PROPOSED)



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Fax: 01763 848001
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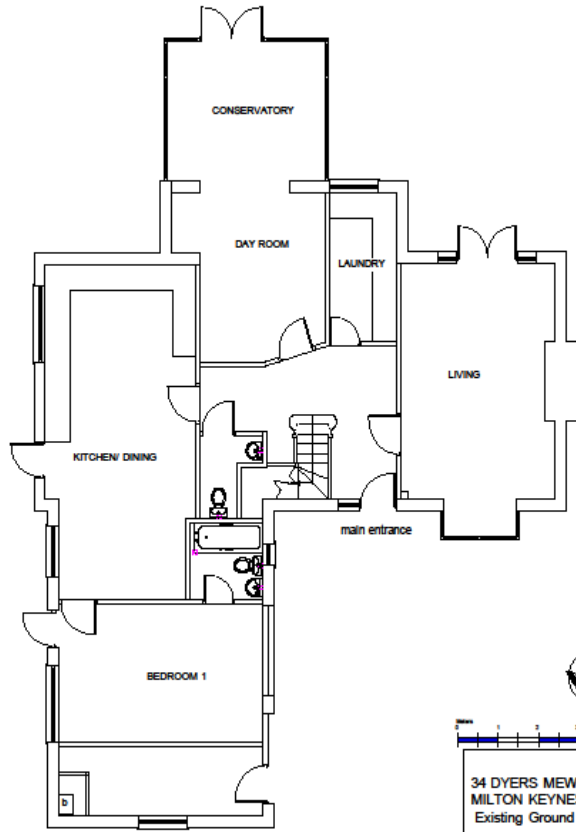
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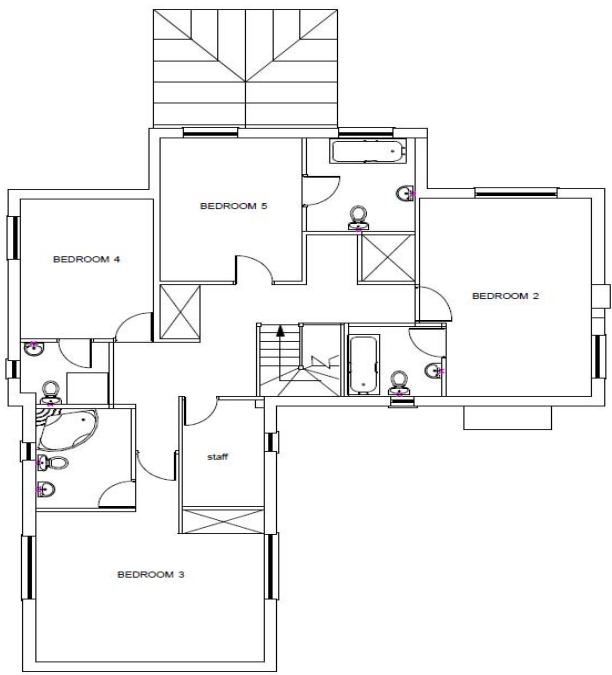
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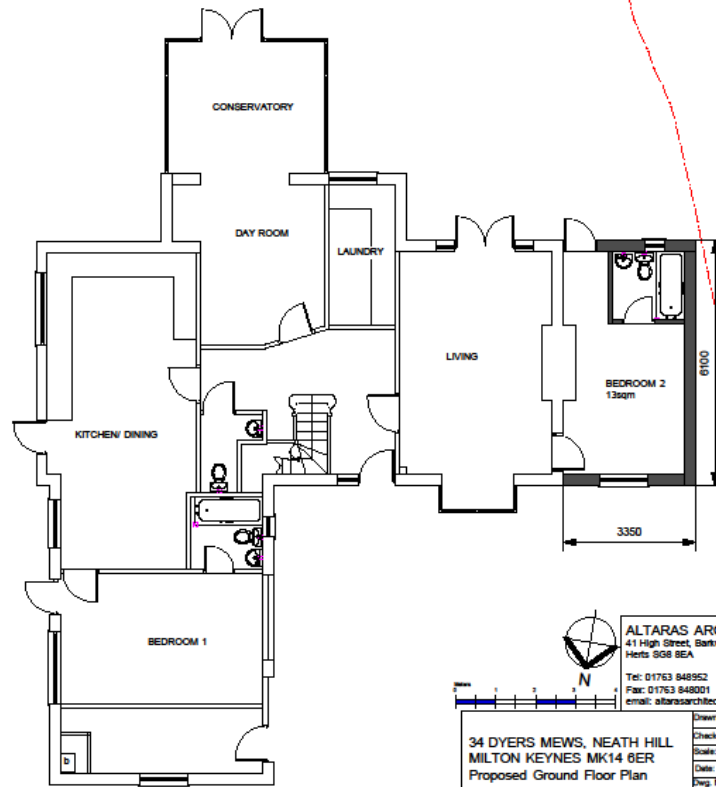
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 41 High Street, Barkway
 Herts SG8 8EA
 Tel: 01763 848952
 Fax: 01763 848001
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<p>34 DYERS MEWS, NEATH HILL MILTON KEYNES MK14 6ER Existing Ground Floor Plan</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">Drawn by:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="font-size: small;">Checked by:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="font-size: small;">Scale:</td> <td style="border-bottom: 1px solid black;">1:100 @ A3</td> </tr> <tr> <td style="font-size: small;">Date:</td> <td style="border-bottom: 1px solid black;">Nov 2012</td> </tr> <tr> <td style="font-size: small;">Dwg No:</td> <td style="border-bottom: 1px solid black; text-align: center;">MD/DM/02</td> </tr> </table>	Drawn by:		Checked by:		Scale:	1:100 @ A3	Date:	Nov 2012	Dwg No:	MD/DM/02
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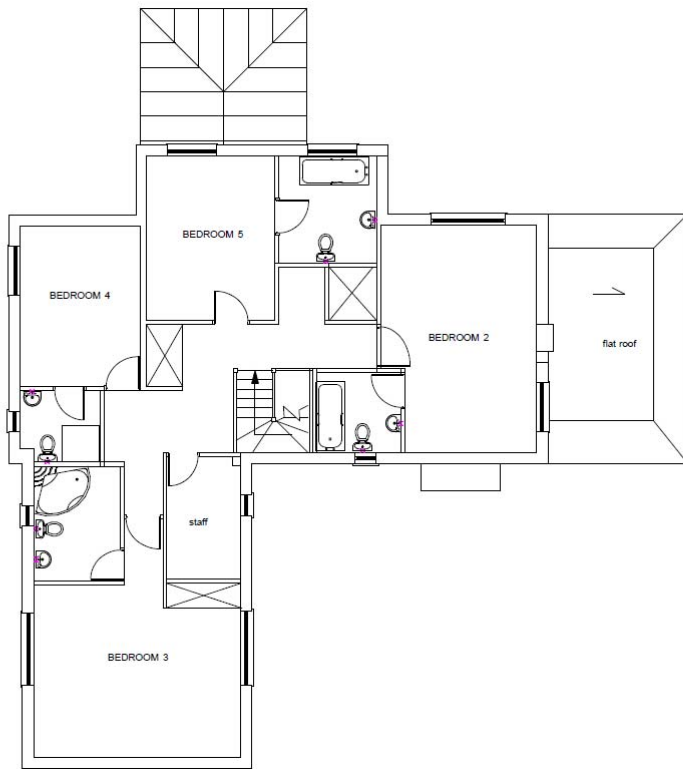




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 Fax: 01763 848001
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**34 DYERS MEWS, NEATH HILL
 MILTON KEYNES MK14 6ER
 Proposed Ground Floor Plan**



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 Great Linford Parish Council

Objected to the application on grounds of damage to the boundary treatment, and insufficient parking provision

Noted. See sections 5.1 and 5.4.

A3.2 Senior Landscape Architect

Requested the plans be amended to create a 1.5 metre separation between the proposal and boundary, but conceded that a failure to achieve this would not warrant a refusal on landscape grounds.

Noted. See section 5.1

A3.3 Highways Development Control

No comment

Noted.

A3.4 Local Residents

The occupier of the following property was notified of the application:
33 Dyers Mews, Neath Hill

The occupier objected to the application on grounds that the proposal would result in the loss of one parking space, and would generate more visitor traffic.

Noted. See section 5.4.