

Application Number: 13/00138/FUL
Minor

Single storey rear extension and chimney.

AT 14 Hadrians Drive, Bancroft, Milton Keynes

FOR Miss T Shaw

Target: 22nd March 2013

Ward: Stantonbury

Parish: Stantonbury Parish Council

Report Author/Case Officer: Miss Sakina Dossaji

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application property is a detached dwellinghouse situated within a reasonable sized plot in the predominantly residential area of Bancroft. The site is located on the main road close to the corner of Caesars Close. 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 planning application seeks planning consent to erect a single storey rear extension to replace the existing conservatory. In addition, a new chimney is proposed to the west of the existing dwelling. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 By way of background, two schemes have been previously submitted to the Local Planning Authority for the erection of a single storey and two storey extension to the rear elevation (See Section A1.1 for Planning History) which have been previously refused. Consent for a Certificate of Lawfulness (13/00141/CLUP) for the erection of a two storey rear extension has been approved under permitted development on 22.03.2013.

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 the development on the character and appearance of the area; owing to the design and scale, the proposed extension is considered a subservient addition to the dwelling.
 2. Impact of the development on Neighbouring Properties; the central location of the extension and the separation distance between neighbouring properties mitigates the impact of the development.

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 Character and Appearance

The style and design of the area is mixed with many detached and semi-detached dwellings on Hadrians Drive and Caesars Close. The dwelling is stepped back from the main road and is visible from the properties on Caesars Close. Owing to the scale and design of the proposed single storey rear extension, it is considered to be a subservient addition to the existing dwelling.

- 5.2 The proposed new chimney stack is considered to be a modest new addition to the dwelling. Chimneys are a common feature to properties of this type and it is not considered to have a significant impact on the character and appearance of the area.

- 5.3 The applicant has indicated that the materials to be used would be sympathetic to the existing fabric of the building to reflect the character and appearance of the dwelling. This would mitigate any visual impact of the proposed development on the surrounding area. As a result the proposed single storey rear extension is not considered to harm the character of the dwelling or the wider area.

5.4 Neighbouring Amenity

The single-storey rear extension projects no further than the existing building line of the garage and spans across the total width of the main dwelling. In addition to the central location of the extension in relation to the plot and the existing form of development, it is not considered to have an adverse impact upon neighbouring amenity.

5.5 At the boundary with no 16, the proposed development would replace the existing conservatory and retains a similar footprint to that existing structure and is therefore not considered to have a significant impact upon the amenity of privacy to this neighbouring property.

5.6 In respect of properties towards the rear of the application site, these properties are bungalows and have existing habitable windows within the rear elevation. There is a separation distance of approximately 20m between these properties and the application property and it is considered that the impact on these properties would be mitigated and a refusal based upon this ground would not be justified.

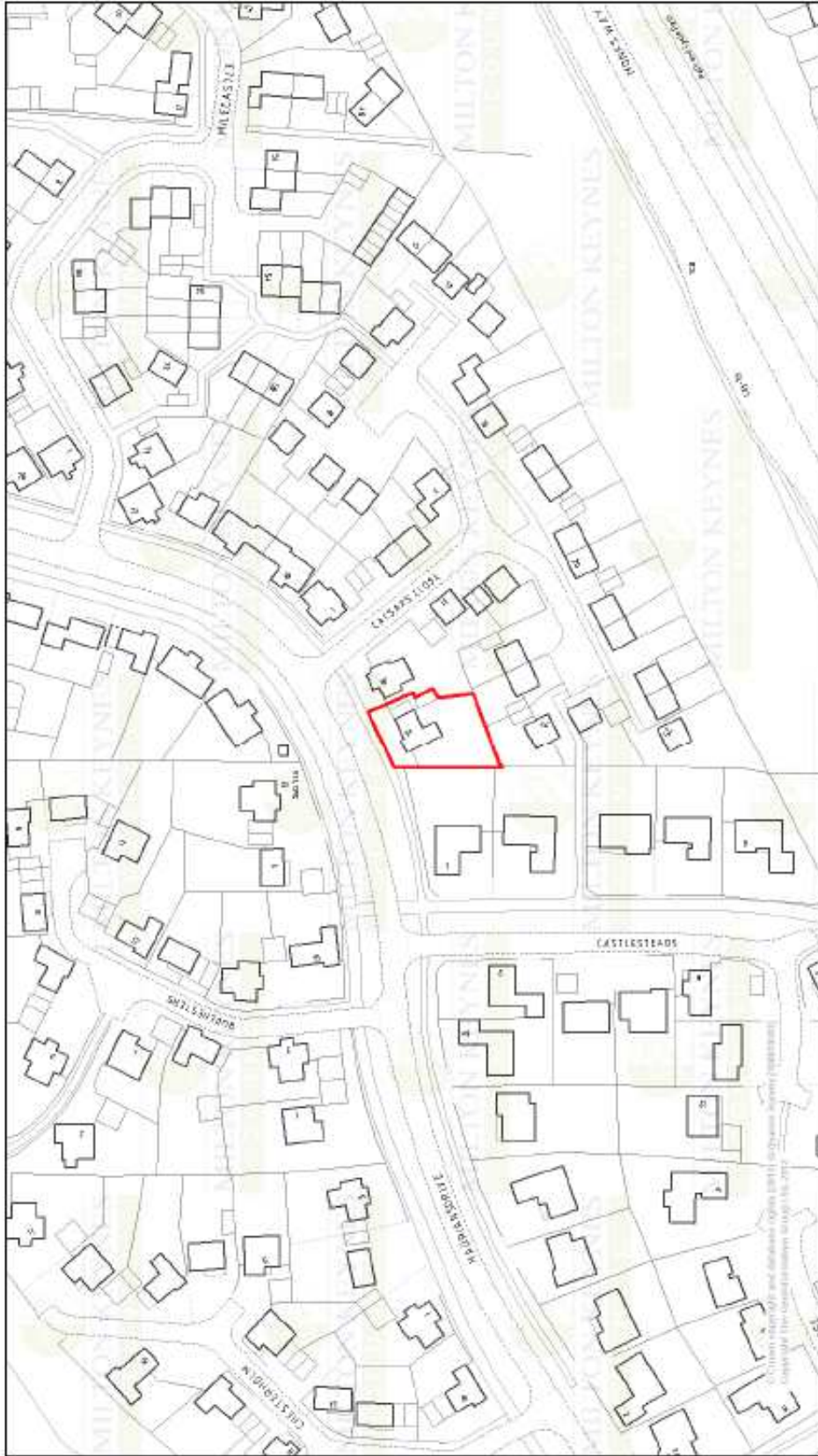
6.0 CONDITIONS

(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)

14 Hadrians Drive



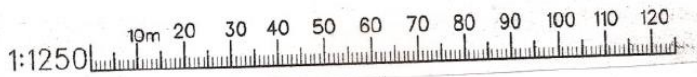
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Date 12/4/2013

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Drawing No.

28381-20

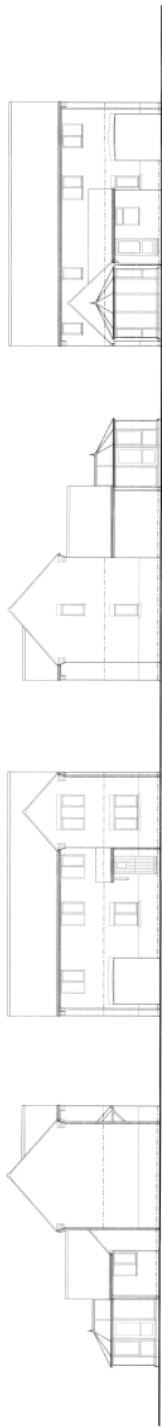
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Title

Site Location

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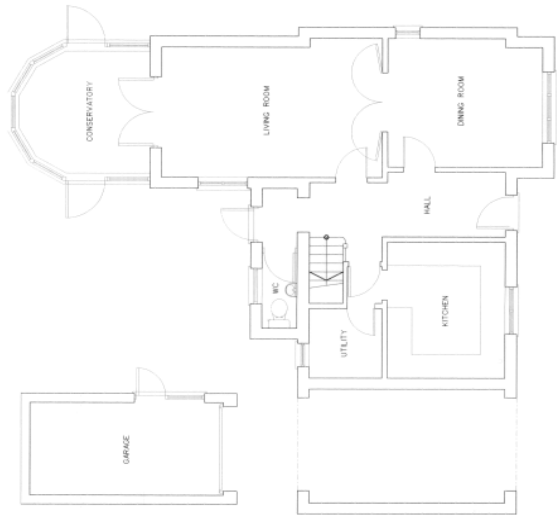


East Elevation

North Elevation

West Elevation

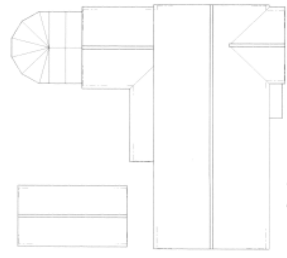
South Elevation



Ground Floor Plan



First Floor Plan



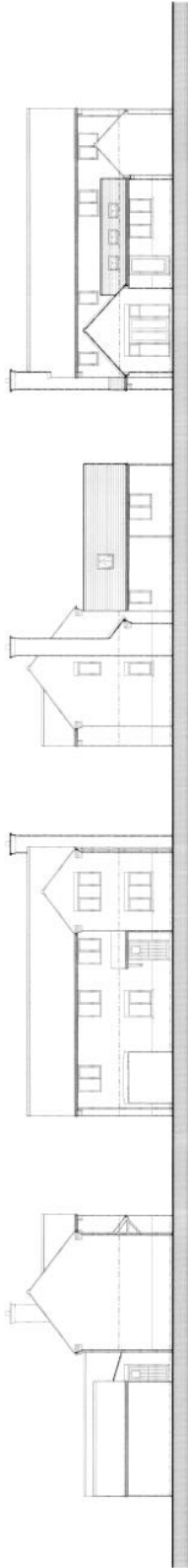
Roof Plan



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Client	Mr T Shaw	
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Scale	1:100	
Project No	28381-01	
Sheet No	1/1	

DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE.

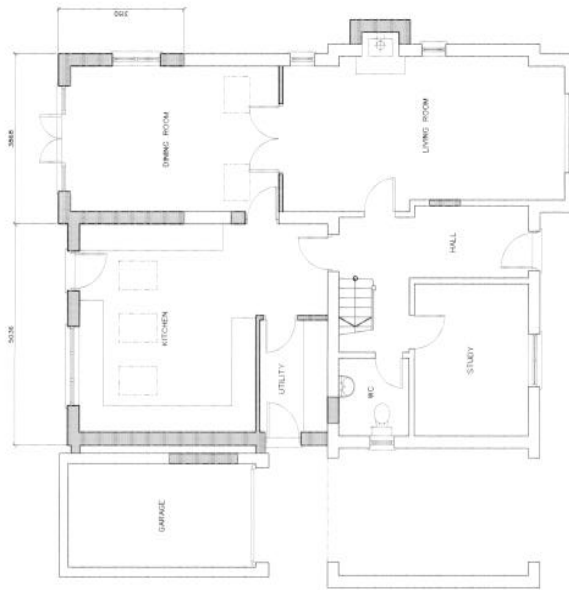


East Elevation

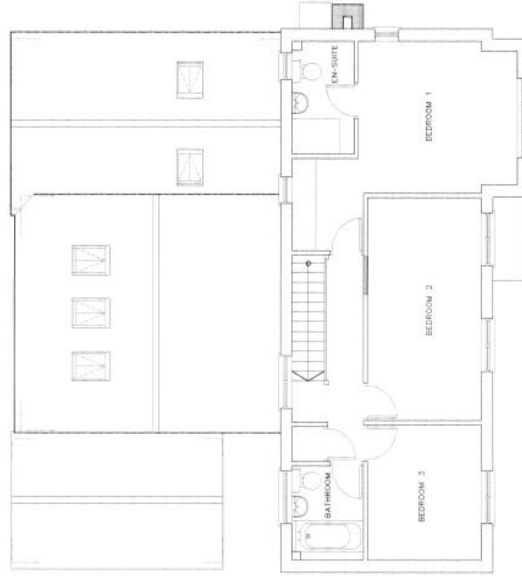
North Elevation

West Elevation

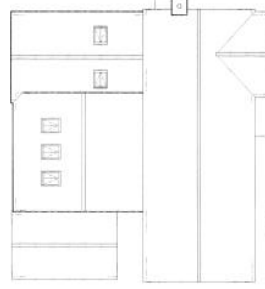
South Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



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Project No.:	28381-02
Rev:	C

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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 12/01756/FUL

Part single storey, part two storey rear extension
Refused 22.10.2012

12/02474/FUL

Single and two storey rear extension (re-submission of 12/01756/FUL)
Refused 21.01.2013

13/00141/CLUP

Two storey rear extension
Certificate of Lawful Use 22.03.2013

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

- A2.1 The recent consent for a Certificate of Lawful Use confirms that a two storey extension can be added to the rear under permitted development. This does form a consideration but given that the proposal is assessed on its own merits it is given little weight in this instance. It is considered there would be no sustainable reasons for refusal on the grounds that planning consent has been granted for a two storey extension under permitted development. cumulatively speaking the bulk of the dwelling will increase significantly but part of this is done under the property's permitted development right.

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 Parish - Stantonbury

The parish council objects to the planning application on the grounds that a second storey could be added later.

Although this concern is acknowledged it is not a planning consideration. The current proposal should be assessed on its own merits. See Para A2.1

Local Residents

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

- 27, 28 and 29 Caesars Close Bancroft
- 1, 3 Castlesteads Bancroft
- 16 Hadrians Drive Bancroft

No representations were received.

Noted.