

APP06

Application Number: 12/02371/FUL
Minor

Erection of two storey detached dwelling with single garage and parking,
provision of access and car parking for 3 Cranfield Road

AT Land Between, 3 - 3A Cranfield Road, Astwood

FOR William Willoughby Estates

Target: 10th January 2013

Ward: Sherington

Parish: Astwood & Hardmead Parish
Council

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Head of Team: Alex Harrison

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is land adjacent to 3 Cranfield Road in Astwood. The site has a frontage of approximately 23 metres with a length of approximately 35 metres. The land is currently used as a side garden for 3 Cranfield Road. Number 3 has an existing detached garage and vehicle access from Cranfield Road. Opposite the application site is open fields and the site therefore has a semi-rural setting. 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 proposal seeks consent for the construction of one infill detached dwelling between number 3 and 3A Cranfield Road. The proposed dwelling has five bedrooms with a detached garage at the front of the site. The application also involves the removal of the existing garage used by 3 Cranfield Road and the creation of additional hardstanding for vehicles for this property. Three parking spaces are proposed for the new dwelling. 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 March 2012:

- Section 7: Requiring Good Design

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality

D2 – Design of buildings

T15 – Parking provision

H7 – Housing on unallocated sites.

Supplementary Planning Guidance

Adopted parking standards 2005 (Addendum 2009)

3.0 MAIN ISSUES

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

- 3.1
- The principle of a new dwelling in this location. The principle of the proposal is acceptable under Policy H7 and under D1 and D2 in terms of impact upon the character of the local area and nearby properties.
 - The impact of development on nearby dwellings and occupiers. The proposed dwelling arrangement and distances to adjacent boundaries are such that it is considered that there would be no detrimental harm through impact on amenity.
 - The impact of development on the local area and street scene. The introduction of a new dwelling in this location will change the visual appearance of this part of Astwood however the property has been designed to limit impact to both adjacent dwellings and properties to the rear.

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 Principle of Development

The principle of a new dwelling in this location is assessed under Policy H7 of the Milton Keynes Local Plan 2001-2011. The application site falls within the settlement boundary of Astwood as shown in the associated Proposals Map.

Under Policy H7 relevant criteria must be met in order to allow housing on unidentified sites. The local area is residential and on this basis the introduction of a new dwelling is compatible with the nearby land use. The site is utilising existing areas of land within a property boundary and on this basis would be a more positive proposal than developing on land outside the village boundary which would be generally unacceptable.

5.2 Impact of Development on Street Scene and Local Area

The appearance of the proposal appears as a relatively simple design and has taken account of existing roof ridge heights at nearby properties. This area of Astwood has been subject to several infill dwellings recently – these have varied in size and style. On this basis the street scene has a variety of dwelling types and the introduction of a new property is not expected to have a significant detrimental impact upon the street frontage.

5.3 Impact Upon Nearby Properties and Occupiers

The impact on nearby properties is focused mainly upon number 3 and 3A Cranfield Road and properties to the rear in Lewenscroft. Number 3 Cranfield Road will be most affected by the North Elevation of the proposed dwelling. This property has one small window at first floor level which serves a staircase. At ground floor the proposed sitting room has a pair of French doors opening towards the boundary with number 3 Cranfield Road. There will however be a boundary treatment installed and this is expected to limit the amount of overlooking and loss of privacy to both properties. In addition a landscaping scheme will be submitted in order to add extra mitigation along the property boundary. Furthermore the proposed sitting room is located within the projecting wing of the dwelling and is therefore over 6 metres from the site boundary. This will further reduce the impact.

5.4 Property 3A Cranfield Road would be most affected by two small windows at first floor in the rear wing of the new dwelling. These two small windows serve two en-suite bathrooms and no other glazing is proposed facing towards number 3A. Due to the layout of application site the 45 degree sight line is not infringed by either adjacent dwelling. Number 3A is set away from the property boundary and any visual intrusion is expected to be very limited.

5.5 The dwellings on Lewenscroft will view the property. The proposal sits approximately 10.8 metres from the rear boundary of the site and the closest property will be over 20 metres away. This is considered to be a sufficient distance to ensure no detrimental harm to the privacy of existing residents of Lewenscroft would occur.

5.6 The introduction of a new dwelling in this location will change the visual appearance of this part of Astwood however the property has been designed to limit impact to both adjacent dwellings and properties to the rear. The scale and design of the new property is of a similar proportion to existing homes in the local area and on balance the application is considered to be acceptable subject to the suggested conditions.

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)

2. A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to proposed buildings, roads, footpaths and drains. All planting in accordance with the scheme shall be carried out within twelve months of commencement of development. Any trees or shrubs removed, dying, severely damaged or diseased within five years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority. (L01)

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area.

3. The external materials to be used in the development shall be in accordance with details to be submitted to and approved in writing by the local planning authority before any work is commenced. (M02)

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

4. Prior to any development taking place, the developer shall carry out an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site in accordance with BS 10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice. The results of this survey, together with any remedial action deemed necessary, shall be submitted to and approved by the Local Planning Authority before works commence. Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to the first occupation of the development. Should any unforeseen contamination be encountered during site works, the Local Planning Authority shall be informed immediately.

Reason: To ensure that the site is safe and suitable for its proposed use.

5. A scheme showing the proposed boundary treatment of the plot shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the type and

height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority.

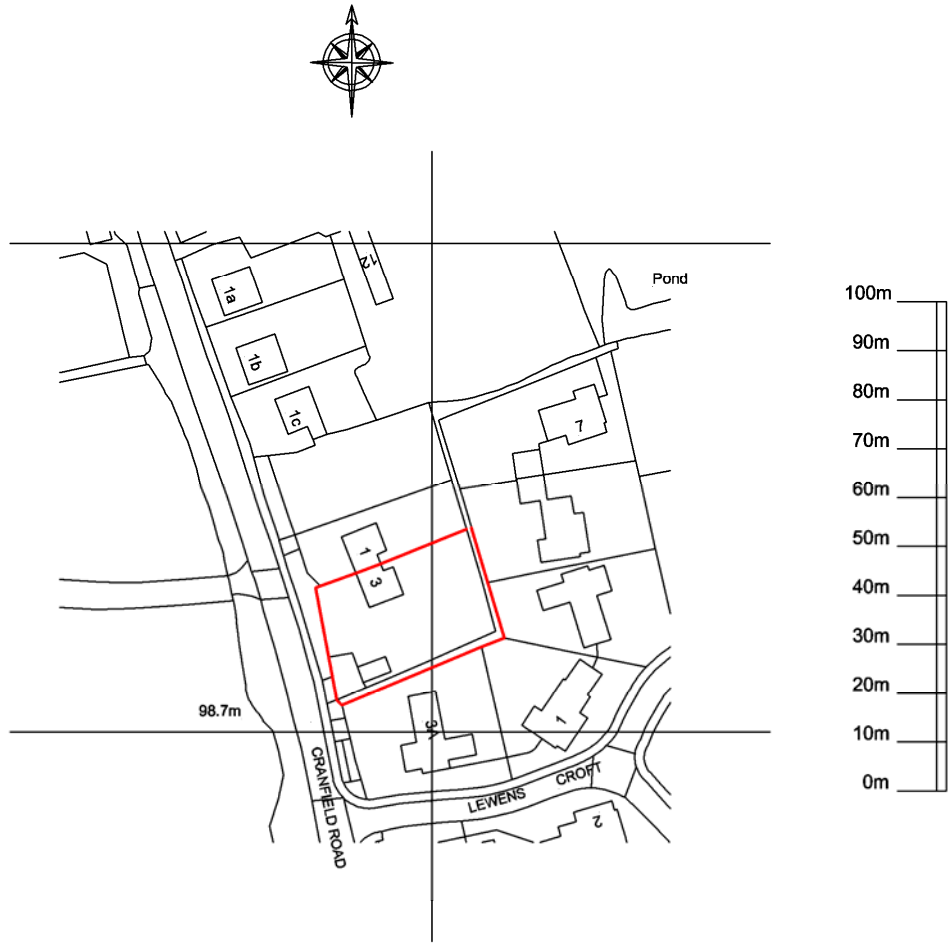
Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity, a reasonable degree of privacy for occupiers of the proposed dwellings, and to safeguard the privacy and amenities of the occupiers of existing neighbouring dwellings.

6. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) in respect of the dwelling hereby permitted no development as specified in Classes A shall be carried out unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over any future development on the dwellinghouse to protect amenity.

7. The scheme for parking and turning shown on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

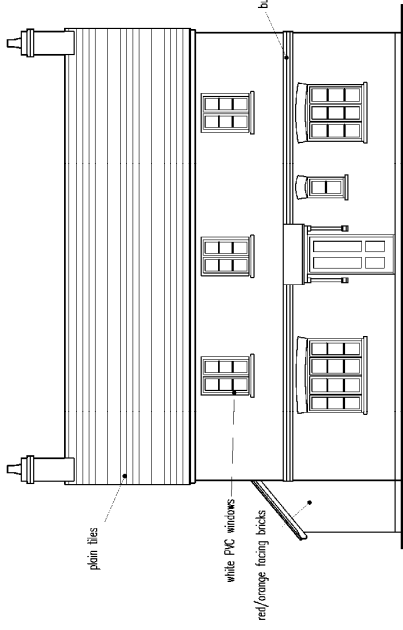
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway



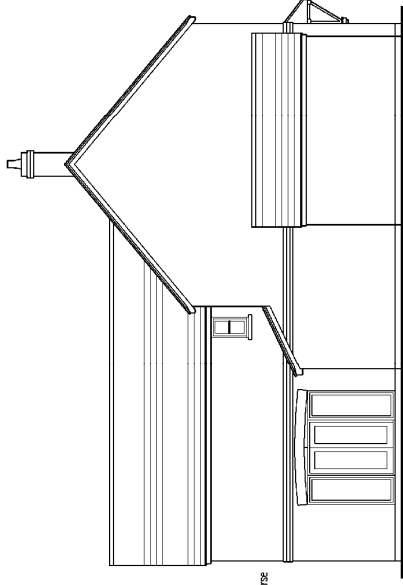
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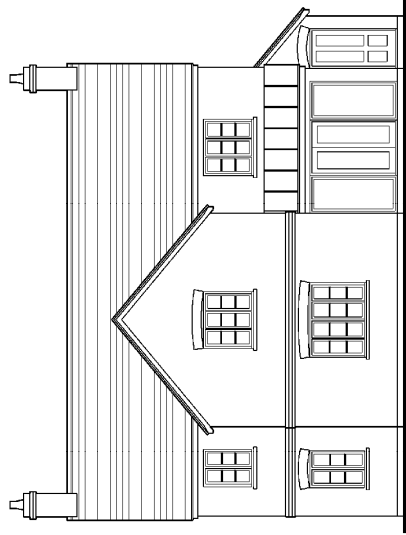
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Drg no 12.54.3 OSmap



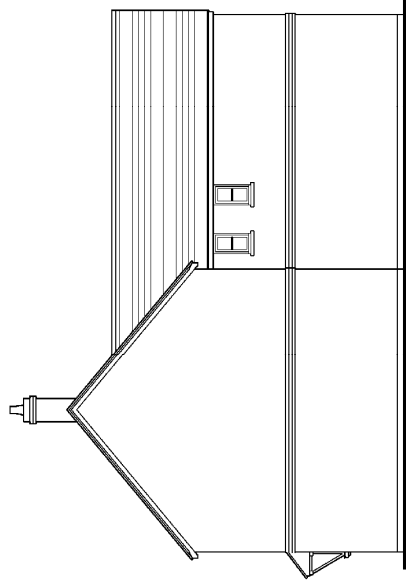
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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PROJECT:

Land Adjacent to No. 3, Cranfield Road, Astwood, MK16 8JU
 Proposed New Dwelling

TITLE: Elevations

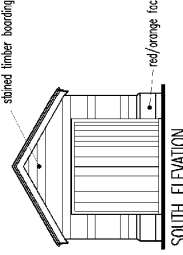
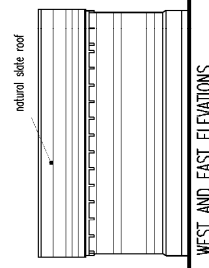
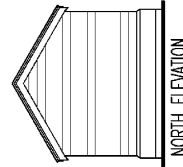
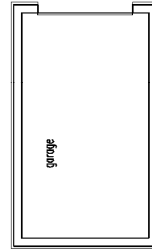
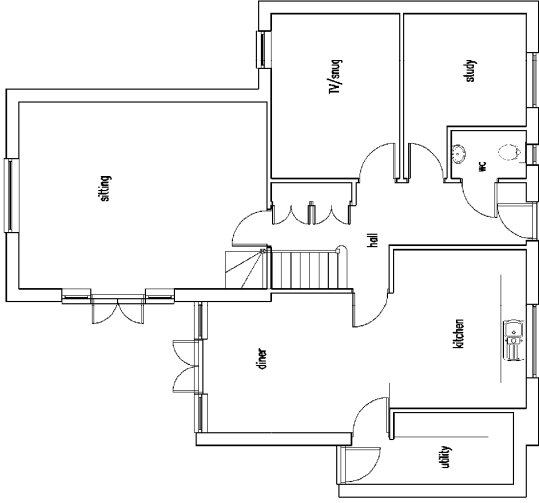
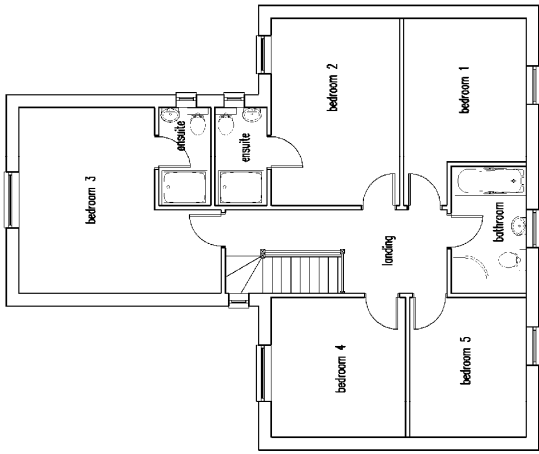
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DRAWING No: 12.54.05B

Scale 1:100@A3





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PROJECT: Land Adjacent to No. 3, Cranfield Road, Ashwood, MK16 9JU
 Proposed New Dwelling

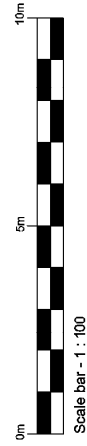
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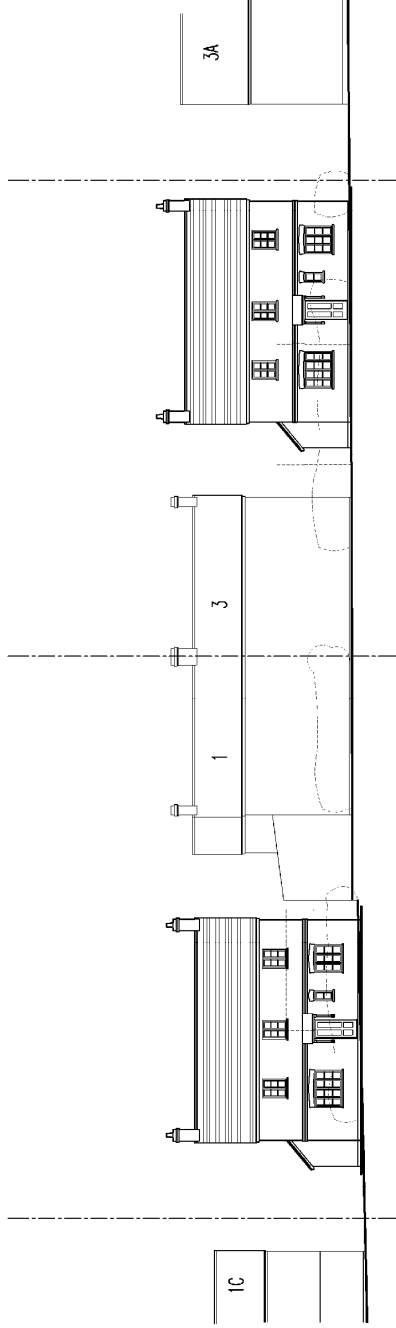
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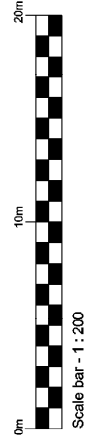
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PROJECT:
 Land Adjacent to Nos. 1 & 3 Cranfield Road, Ashwood, MK16 5JU
 Proposed New Dwellings

TITLE: Streetscene
SCALE: 1:200

DRAWN: **CHECKED:** **DATE:** Oct 12

DRAWING No.: 12.54.07B
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Appendix to 12/02371/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 Nearby site, Land Between 1 And 1C Cranfield Road
12/02370/FUL
Erection of two storey detached dwelling with single garage and parking
Permit under delegated powers 10/01/2013

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

- A2.1 **Parking**
Parking provision for the new dwelling is sufficient and also creates necessary parking spaces for the occupiers of number 3 Cranfield Road.

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 Landscape Architect

Raised no objections to the application but requested that an appropriate landscaping condition is attached.

Noted, see draft condition 2

A3.2 Environmental Health Officer

Requested that an assessment of ground conditions be carried out prior to the commencement of any development.

Noted, see draft condition 4

A3.3 Archaeological Officer

Raised no objections to the application.

Noted

A3.4 Local Residents

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

1, 3 and 5 Lewens Croft Astwood
3 and 3A Cranfield Road Astwood

Two letters were received from nearby occupiers of the application site. These letters raise the following issues:

A3.5 - the application site is currently garden land.

Noted, considerations into the principle of development para 5.1

- A3.6 - Impact upon privacy to the rear. Noted, see para 5.5
- A3.7 - Distances between the proposed dwellings and properties in Lewenscroft. Noted, see para 5.5