

**Application Number:** 21/01828/FUL

**Description:** Two storey rear extension over existing garage including ground & first floor extensions at 7 Coverack Place, Tattenhoe, Milton Keynes, MK4 3BA

**Applicant:** Mr and Mrs Lycett

**Application type:** Householder (full) planning application

**Statutory Target:** 09.08.2021 **Extension of Time:** Yes - 26.08.2021

**Ward:** Tattenhoe **Parish:** Shenley Brook End & Tattenhoe

**Case Officer:** Joe Read  
Planning Officer  
joseph.read@milton-keynes.gov.uk

**Team Manager:** Chris Nash  
Development Management Manager  
chris.nash@milton-keynes.gov.uk

### 1.0 Recommendation

1.1 It is recommended that permission is granted subject to conditions set out below (as may be supplemented/modified in any accompanying written or verbal update to the Panel).

### 2.0 Introduction

2.1 The application has been referred to the Panel as the applicant is an employee of Milton Keynes Council.

### 3.0 Background

#### The Site

3.1 The application site contains a semi-detached, two storey dwelling on Coverack Place in Tattenhoe. The site is located at the end of a cul-de-sac and is bounded to the rear by a dense strip of vegetation and trees, between the houses and warehouses of Pendeen Crescent, to the south. To the west, beyond the residential area, is Tattenhoe Valley Park which is designated as a Wildlife Corridor. The site is covered by a Group Tree Preservation Order.

## The Proposal

- 3.2 The application seeks planning permission for a proposed two storey extension, which would involve a first floor extension over the existing garage off the west elevation of the main dwelling, and a ground floor extension to the front and rear of the garage.
- 3.3 The extension of the garage at ground floor level would involve an approx. 1.4m deep extension to the rear, a 0.2m extension to the front. Both the front and rear extensions to the ground floor garage would measure approx. 3.4m in width, which is the same width as the existing garage. The first floor element of the proposed extension would sit within the footprint of the extended garage, and would measure approx. 7.4m in length and approx. 3.4m in width. It would have a pitched roof, measuring 5.3m to the eaves, the same height as the existing house, and 7.9m to the ridge, which is slightly lower than the existing house.

### **4.0 Relevant planning history**

None.

### **5.0 Consultations and representations**

All responses and representations received can be viewed in full, online at [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess) using application ref. 21/01828/FUL. The following paragraphs summarise those responses and representations.

#### **5.1 Shenley Brook End and Tattenhoe Parish Council**

Raised a concern regarding overlooking from the first-floor side window, towards the neighbour's garden, but otherwise noted that no objections had been received.

#### **5.2 Cllr Lancaster – Tattenhoe Ward (member of DCC/DCCP)**

No comments received.

#### **5.3 Cllr Brown – Tattenhoe Ward**

No comments received.

#### **5.4 Cllr Verma – Tattenhoe Ward**

No comments received.

#### **5.5 MKC Landscape Services (Trees)**

No comments received.

#### **5.6 Representations from interested parties**

No comments have been received from neighbours or interested parties.

## **6.0 Relevant policies, guidance and legislation**

### The Development Plan

#### 6.1 Plan:MK (March 2019)

- Policy CT10 - Parking Provision
- Policy D1 - Designing a High Quality Place
- Policy D2 - Creating a Positive Character
- Policy D3 - Design of Buildings
- Policy D5 - Amenity and Street Scene

### Supplementary Planning Documents/Guidance (SPDs/SPG)

#### 6.2 The following topic-based SPDs/SPGs are relevant:

- New Residential Development Design Guide (April 2012)
- Parking Standards SPD (January 2016)

### National planning policy and guidance

#### 6.3 National Planning Policy Framework (July 2021) (NPPF)

- Section 2 - Achieving Sustainable Development
- Section 4 - Decision-making
- Section 12 - Achieving Well-Designed Places

#### 6.4 In addition, national Planning Practice Guidance ('the PPG') is also a material consideration.

## **7.0 Planning considerations**

#### 7.1 Taking account of the application type, the documents submitted (and supplemented and/or amended where relevant), the site and its environs, and the representations received; the main considerations central to the determination of this application are:

- Design and character;
- Impact on residential amenity; and
- Parking and highway implications.

## **8.0 Appraisal**

### Design and character

#### 8.1 Policy D3 of Plan:MK seeks to ensure that all extensions to buildings are of a size and scale that relate well to the existing building and plot, as well the surrounding area. This is also

reflected in Policies D1 and D2, which seek to ensure that proposals respond appropriately to the site context, and the layout and appearance exhibit a positive character.

- 8.2 In terms of its scale, the extension to the dwelling is considered proportionate to the host building. Whilst it is acknowledged that the extension would be visible from the front of the site, given that it would be set back from the front elevation of the existing dwelling, the main bulk of the proposed extension would be concealed, thus reducing its overall presence on the street scene.
- 8.3 The proposed extension would mimic design aspects of the existing dwelling, including the pitch of the roof and the use of external materials, allowing for an appropriate integration with the context of the site and the surrounding area. The use of matching external materials can be secured by condition.
- 8.4 It is noted that the site is located within an area of group TPO. There are no trees to be removed as part of the current proposal.
- 8.5 As such the proposal is considered to have an acceptable impact on the character and appearance of the existing building and the surrounding area, and is therefore in accordance with policies D1, D2 and D3 of Plan:MK.

#### Impact on residential amenity

- 8.6 Policy D5 of Plan:MK seeks to ensure that development proposals do not cause an adverse impact on residential amenity. It also seeks to ensure new development is not overbearing upon existing buildings and open spaces. It requires all proposals to create and protect a good standard of amenity for buildings and surrounding areas, and in particular should ensure that *“the levels of sunlight and daylight within buildings and open spaces, and garden areas in particular, are satisfactory; a reasonable degree of privacy to new and existing private living space and the main private garden area, with overlooking limited to an acceptable degree; [and] new development is not overbearing upon existing buildings and open spaces”*.
- 8.7 The application site is adjoined by No. 6 Coverack Place to the east, and adjacent to No. 8 Coverack Place to the west. The proposed extension would be constructed up to and along a section of the boundary shared with No. 8 to the west.
- 8.8 The proposed extension would be highly visible from the private rear garden of the adjoining property, No. 8. As indicated within the submitted plans, given the separation distance between the boundary and the neighbouring building, the extension would not intercept the horizontal 45-degree line of sight when looking out of the rear window of No. 8. Given this separation gap, the provision of light into habitable rooms of No. 8 is not considered to be significantly affected. Whilst it is acknowledged that there may be a small amount of overshadowing to the private garden, the extension will be located directly to the east of No. 8 and would not significantly increase the amount of overshadowing above that caused by the existing building.

- 8.9 Despite being highly visible from the garden of No. 8, the proposal is not considered to be unacceptably overbearing, or detrimental to the neighbour's visual amenity, given the modest size of the extension and position within the plot. Similarly, given the distance of the extension from the adjoining property to the east, No. 6, there is not considered to be any significant issues with regards to visual amenity.
- 8.10 It is noted that Shenley Brook End and Tattenhoe Parish Council raised some concerns with regards to the proposed first floor window on the east-facing side elevation, and the potential for overlooking. The proposed first floor side window would be located at a distance of approximately 4.5m from the boundary shared with No. 6 Coverack Place, and is therefore considered to increase the levels of overlooking. The window would serve a new master bedroom, which would also be served by a window on the rear elevation. Given that the room would be served by a further window, it is considered reasonable to condition the proposed side window to be obscurely glazed and non-opening below 1.7m, to minimise the potential for overlooking.
- 8.11 Subject to condition, the proposal is therefore considered to accord with Policy D5 of Plan:MK.

#### Parking and highway implications

- 8.12 Policy CT10 within Plan:MK states that all development proposals should meet the Council's full parking standards and that on-site parking should not be reduced if the proposal would increase pressure in off-site parking.
- 8.13 The application site is located within Zone 3 of the Parking Standards. Whilst it is acknowledged that the development would result in the addition of a further bedroom, taking the total from 3 to 4, the requirement for both allocated and unallocated parking spaces would not increase as a result of this proposal. The proposal would also not affect the parking space available to the front of the garage which retains a length of approximately 5.9 metres. The proposal would therefore have a neutral impact on parking provision and is compliant with Policy CT10 of Plan:MK.

### **9.0 Conclusions**

- 9.1 The proposal is found to be in accordance with Development Plan policies and it is therefore recommended that planning permission is granted subject to conditions.

### **10.0 Conditions**

1. The approved development shall be carried out in accordance with the following drawings/details:

Received 14/06/2021:

8025-01 Proposed first floor, front, side & two storey rear extensions to & over existing garage – GA drawing

Reason: For the avoidance of doubt and to secure sustainable development pursuant to the objectives of the Development Plan.

2. The development hereby permitted shall begin 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 91 of the Town and Country Planning Act 1990.

3. 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 except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policies D2, D3 and HE1 of Plan: MK (2019).

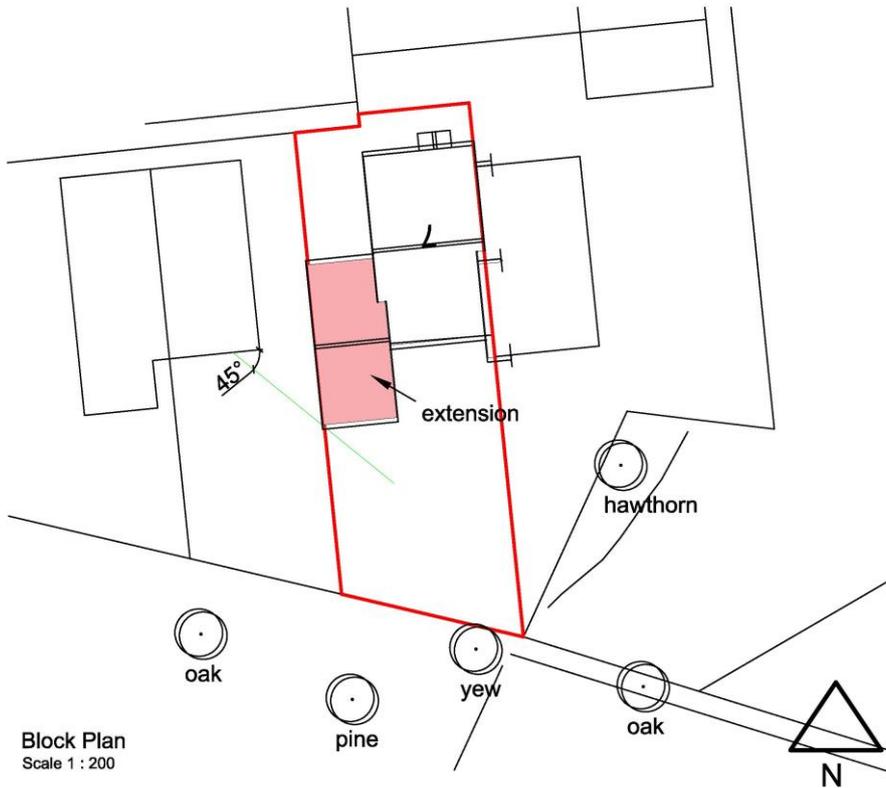
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), the proposed first floor side window in the east-facing elevation serving a master bedroom shall be obscurely glazed to a minimum level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening below 1.7 metres from finished floor level. The window shall thereafter be maintained in this condition at all times and shall not be altered to clear glazing or opening without the specific grant of planning permission from the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with Policy D5 of Plan:MK (2019).

# Location and Block Plans

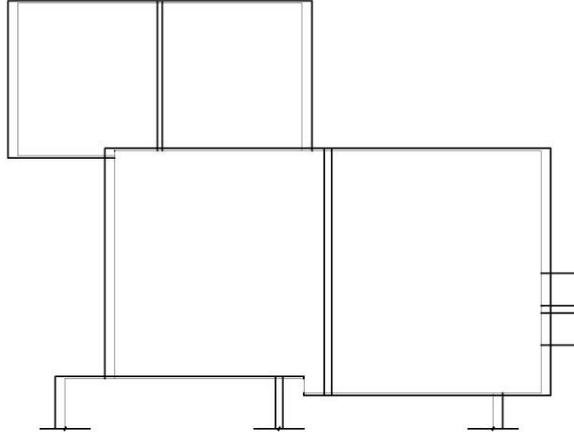


Site Location  
Scale 1 : 1250

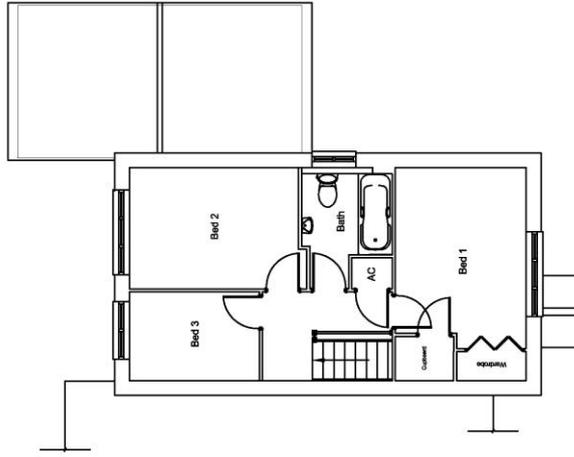


Block Plan  
Scale 1 : 200

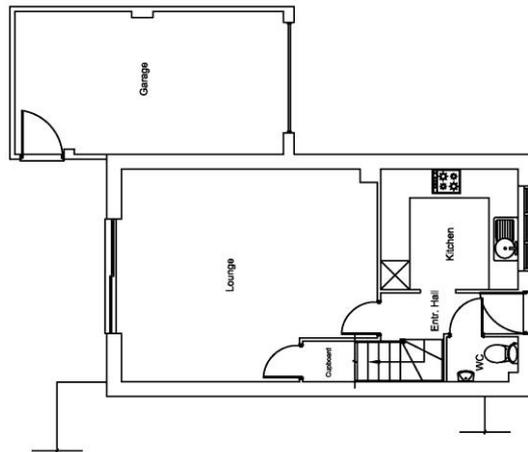
# Existing Floor Plans



Existing Roof Plan



Existing First Floor Plan

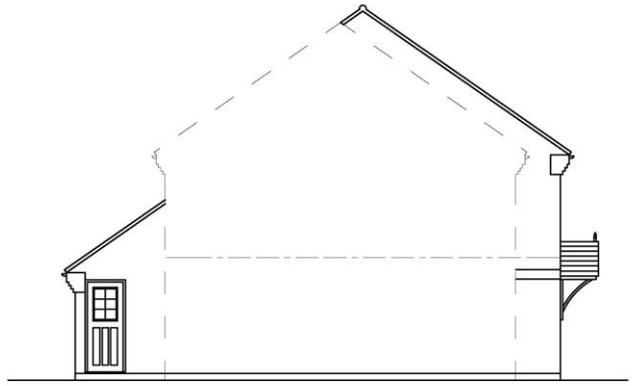


Existing Ground Floor Plan

# Existing Elevations



Existing Front Elevation



Existing Side Elevation

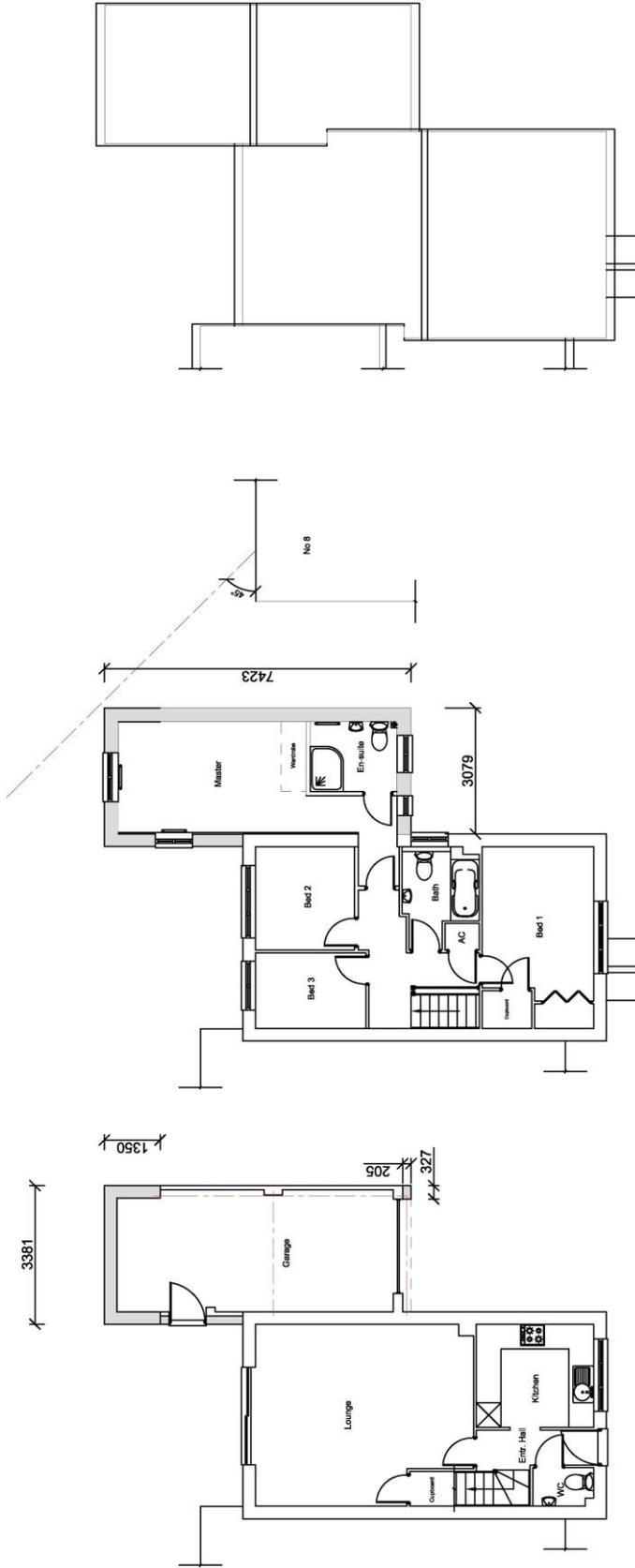


Existing Rear Elevation



Existing Side Elevation

# Proposed Floor Plans



Proposed Roof Plan

Proposed First Floor Plan

Proposed Ground Floor Plan

**Proposed Elevations**



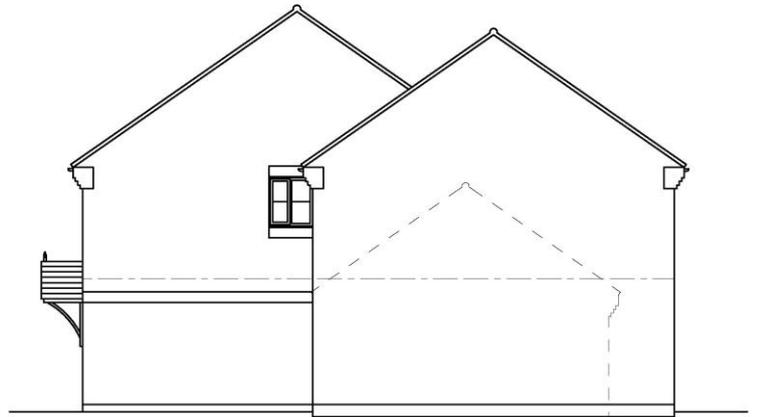
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

## **A1.0 FULL CONSULTATIONS AND REPRESENTATIONS**

### **A1.1 Shenley Brook End and Tattenhoe Parish Council**

“The Committee raised concerns over the second floor side window overlooking the neighbour’s garden, and ask the Planning Officer to review. There were no objections recorded on MK Council site.”

### **A1.2 Cllr Lancaster – Tattenhoe Ward (member of DCP)**

No comments received.

### **A1.3 Cllr Brown – Tattenhoe Ward**

No comments received.

### **A1.4 Cllr Verna – Tattenhoe Ward**

No comments received.

### **A1.5 MKC Landscape Services (Trees)**

No comments received.