

**Application Number: 12/00449/FUL**

**Removal of existing garage and erection of single storey garage/store to rear**

**AT 22 Frankston Avenue, Stony Stratford, Milton Keynes**

**FOR Mr Mark Barnard**

**Target:** 23rd April 2012

**Ward:** Stony Stratford

**Parish:** Stony Stratford Town Council

**Report Author/Case Officer:** Mark Turner

**Contact Details:** 01908 252491 mark.turner@milton-keynes.gov.uk

**Head of Team:** Jackie Fox

**Contact Details:** 01908 252283 jackie.fox@milton-keynes.gov.uk

## **1.0 INTRODUCTION**

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

### **1.1 The Site**

The application property is one of a pair of semi-detached properties located within a primarily residential street within Stony Stratford. Properties within the locality typically have good sized gardens and provide reasonable separations between properties. A shared access is provided to the side of the application property which is then split to allow access to the respective property.

1.2 Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

### **1.3 The Proposal**

Planning permission is sought for the demolition of the existing single-storey garage running to the boundary with No. 24 Frankston Avenue and the erection of a single-storey timber garage/store to the rear of the application property. The structure is noted as being split into two, principally considered to be a large garden storage building, with one half having a pair of doors (to serve the garage) and the other being a void. A number of windows are located within the front and side elevations of the proposed structure. No increased area of hardstanding is noted within the application form or drawings to show an increased driveway running upto the garage.

1.4 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 and Regional Policy**

National Planning Policy Framework paragraphs:

- 14. Presumption in favour of sustainable development;
- 58. Design.

### **2.2 Local Policy**

Adopted Milton Keynes Local Plan 2001-2011

The most relevant 'saved' policies within the adopted Milton Keynes Local Plan 2001 - 2011 are:

- D1 – Impact of Development Proposals on Locality;
- D2 – Design of Buildings;
- T15 – Parking.

Supplementary Planning Guidance

'Parking Standards for Milton Keynes' 2005 and Addendum 2009.

## **3.0 MAIN ISSUES**

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

- 3.1
  - 1. The proposal maintains an acceptable level of privacy and amenity to neighbouring properties. The garage/store is proposed to be located toward the end of the existing significant length garden, set away from neighbouring properties for the most part, thereby allowing a good separation between the properties, maintaining an adequate separation between properties to maintain an acceptable level of privacy and amenity;
  - 2. Car parking is proposed to meet the Council's adopted Parking Standards. The proposal seeks no variation in the existing car parking bands and no additional parking is therefore required. Parking provision is maintained as existing.

## **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 Impact Upon Neighbouring Properties**

The proposal seeks a significant structure to the rear of the application site. In all cases a reasonable separation is maintained between neighbouring properties. Outbuildings are a common feature within rear gardens of properties within Frankston Avenue, most notable, the outbuilding at 1 Frankston Avenue for a new cabin measuring 6 metres x 4 metres which was of a similar design to that currently proposed.

To the rear of the site, a separation distance of approximately 22 metres is proposed to be maintained which is considered more than acceptable in respect of preserving both amenity and privacy.

With regard to both neighbouring properties (No's. 20 and 24 Frankston Avenue), being set toward the rear of the garden and considering a general separation of 14 metres, again an adequate separation is considered to apply, even considering the maximum height of the structure at approximately 3.0 metres. With regard to No. 24, the demolition of the existing garage to the boundary is considered an improvement to this property. The proposal is not therefore considered to have a significant impact upon neighbouring amenity.

A series of new windows are proposed within the side elevations of the new structure. As a result of the upper level of these windows having height 2.2 metres it is proposed to condition these windows as obscurely glazed and non-opening in order to preserve the amenity to neighbouring properties.

### **5.2 Parking Provision**

Access to the site is currently via a shared access between No's. 22 and 24 with parking between existing gates and fronting the existing garage. The proposal seeks no variation in the existing car parking bands and no additional parking is therefore required. Parking provision is maintained as existing, albeit with the demolition of the existing garage, the resultant hardstanding may be used for additional parking. The proposed structure does not count towards car parking provision as garages do not count towards parking provision as these are typically used for storage as is considered the case in this instance given the siting of the structure toward the rear of the garden.

### **5.3 CONCLUSION**

The proposal is considered to be in accordance with both Local and National Policies and is considered to preserve neighbouring amenity at an acceptable level whilst not resulting in any significant highway issues or shortfall in car parking. For that reason it is recommended that planning permission be granted subject to 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.

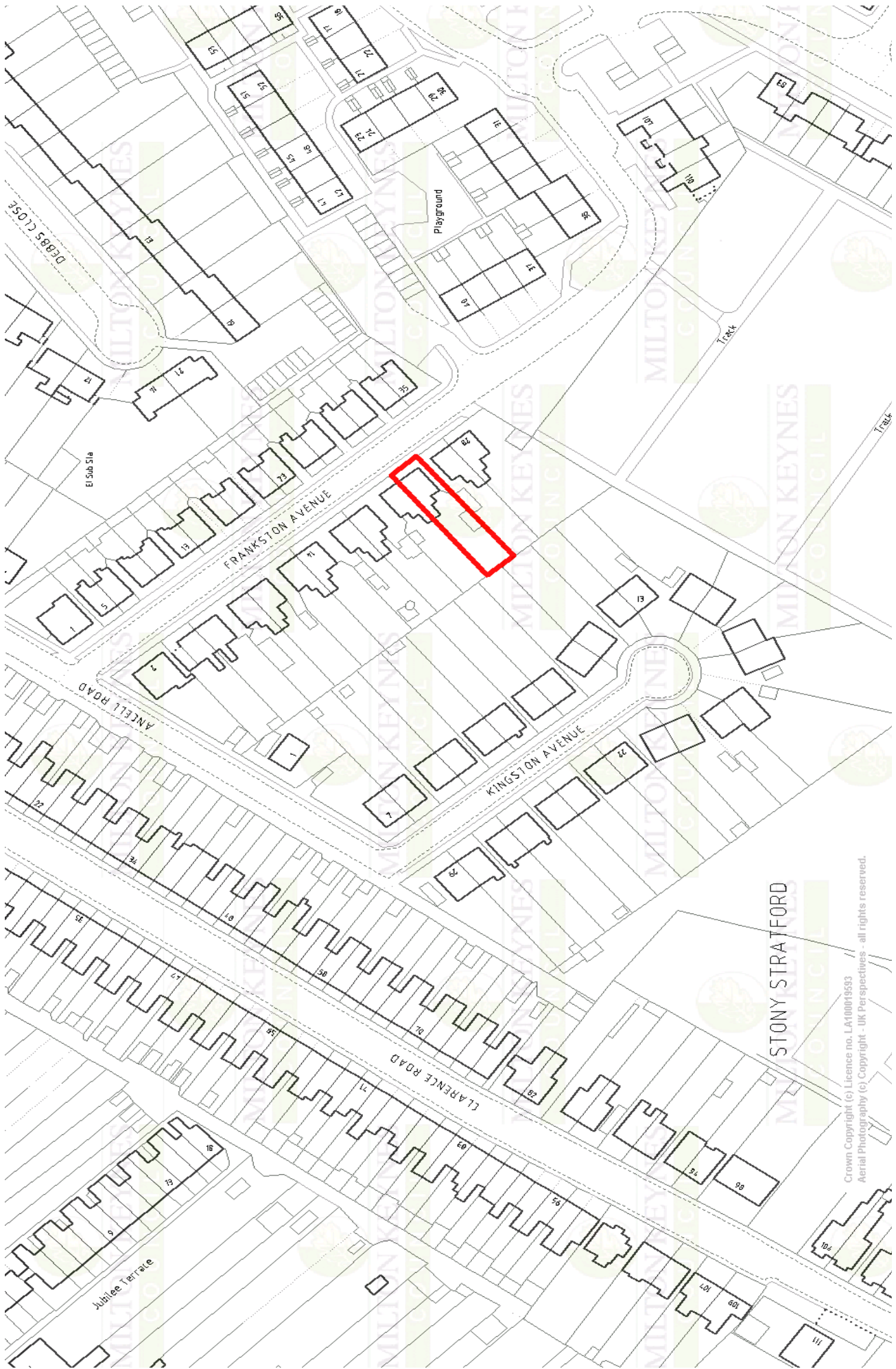
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004.

2. The windows within the side elevations of the structure, within the Drawing 'Log cabin' elevations B and D shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent and be non opening. It shall not be altered to clear glazing or opening without the prior approval, in writing of the Local Planning Authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers.

3. The outbuilding hereby permitted shall be used only for purposes ancillary to the main dwellinghouse and shall not be separately occupied or used for any commercial or business purpose.

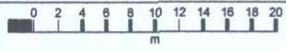
Reason: To ensure that a new planning unit is not created and to protect the privacy and amenity of adjacent residential occupiers.



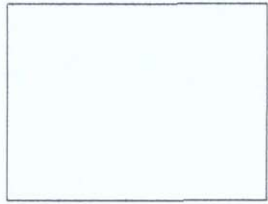
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STONY STRATFORD

# 22 Frankston Avenue



DEVELOPMENT CONTROL  
27 FEB 2012  
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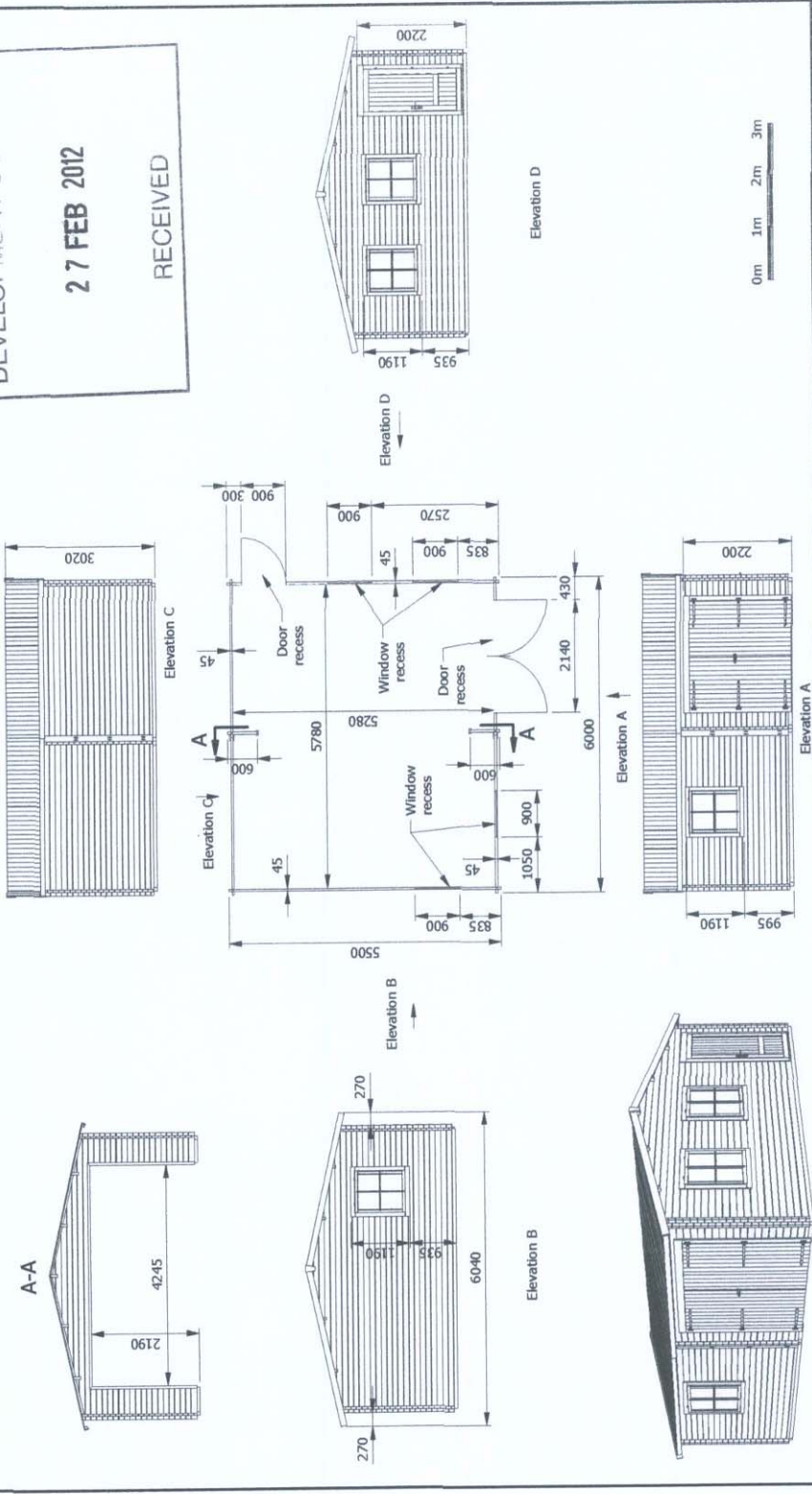


OS Mastermap  
20 February 2012, ID: BLJT-00129149  
[www.planningapplicationmaps.co.uk](http://www.planningapplicationmaps.co.uk)  
1:500 scale print at A4, Centre: 479270 E, 240361 N  
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DEVELOPMENT CONTROL  
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0m 1m 2m 3m

DRAWING TITLE Log cabin Trent Double 6mx5.5m, 45mm		DATE 08/02/2012	DESIGNER WM
DRAWING NO.		SCALE 1:100	DATE
Dunster House Ltd. Caxton Road Bedford MK41 0LF		tel 01234 272445 fax 01234 272588 www.dunsterhouse.co.uk	

All dimensions are in millimeters and are approximate.

## 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 No relevant planning history applies.

## 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)*

Comments	Officer Response	Policy Reference
<b>2.1 Stony Stratford Town Council</b>		
The Town Council object on the following grounds:		
1. The application states that the new building will be a double garage and then goes on to state that the building will be a log cabin. It is therefore unclear as to what is being requested.	Para. 3.1 (below)	
<b>2.2 Highways Development Mgmt</b>		
1. Would have concerns with the structure were it to be used for business purposes. On the basis that this is for domestic use by the occupier, no objection is raised to planning permission being granted.	Para. 3.1 (below)	
<b>2.3 Public Representations</b>		
The occupiers of the following properties were notified of the application:		
10 and 11 Kingston Avenue; 20 and 24 Frankston Avenue		
No representations have been received.		



### **3.0 ADDITIONAL MATTERS**

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

#### **3.1 Street Scene**

The demolition of the existing garage, located behind an existing gate is considered to be an improvement within the street scene albeit this existing structure does not have a significant impact upon the street scene.

The proposed garage/store is noted as being located to the end of the garden of No. 22 Frankston Avenue, toward the rear boundary of No's. 10 and 11 Kingston Avenue. Given that the structure is located further to the rear of the plot and is, for the most part, obscured behind the existing dwelling this is not considered to have a detrimental impact upon the street scene.

- 3.2 The proposal submitted seeks planning permission for the erection of a single-storey double garage. It is clear from the submitted plans that the structure only has one garage door and an area to the side, the description has therefore been varied to garage/store, albeit within a timber/log structure. As the fee submitted as part of the application is for a householder development, the proposed works are considered incidental to the main use of the building as residential. Concern has been raised by the Town Council and Highway Engineer as to what exactly the structure is proposed to serve. For this reason a condition is proposed limiting the use of the structure as ancillary to the main dwelling.