

Application Number: 12/01616/FUL
Other

Erection of single storey rear and two storey side extensions

**AT 37 Boyce Crescent, Old Farm Park, Milton Keynes
FOR Mr Graham Clarke**

Target: 1st October 2012

Ward: Walton Park

Parish: Walton Parish Council

Report Author/Case Officer: Mr Mathew Wilde

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Head of Team: Andrew Horner

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is located in the residential area of Walton. The site is a detached two story dwelling with neighbours located adjacent to the South East and North West. 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 application proposes the erection of a single storey rear extension and two storey side extensions. A Juliet balcony included in the original application has been removed from the proposal following the submission of amended plans. 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 Proposals on Locality

D2: Design of Buildings

Supplementary Planning Guidance

None relevant.

3.0 MAIN ISSUES

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

3.1 The main issues are:

- Impact on character and appearance of area
- Impact on neighbouring properties.

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 It is considered that on balance the proposed single story rear extension and two story side extensions do not detrimentally affect the character and appearance of the area, due to the differences in character of existing houses in the area. The single story rear extension would replace the existing conservatory and would not be visible from the public realm, due to its height and massing.

It is considered that the two story side extension would be highly visible from the public realm; however it will be slightly subservient to the existing dwelling, due to the roof height being lower and therefore on balance it is considered that the proposal is acceptable. 2 Farjeon Court had a similar extension permitted in a similar scenario on the adjacent road. Therefore it would be hard to justify refusal of this application and should be accepted.

5.2 It is considered that the single story rear extension would have no impact on neighbours. The two story side extension would have some impact on neighbours. The application has been amended to remove the originally proposed Juliet balcony and replace it with two windows which match the existing rear windows on the house. This is considered to significantly reduce any overlooking of 1 Greatheed Dell. The boundary between these two properties is at a slight angle, which therefore may make overlooking easier, however on balance it is considered that the possibility of overlooking would not be sufficient enough to justify refusal of the application.

It is considered that there will be some loss of light for 1 Greatheed Dell, due to the proximity to the boundary of the extension. However as this loss of light would only effect the cloak room and utility room of 1 Greatheed Dell it is not considered to be significant enough to justify refusal. Overall it is considered that on the balance this application is not in contrary with any policies outlined and therefore should be accepted subject to conditions.

6.0 CONDITIONS

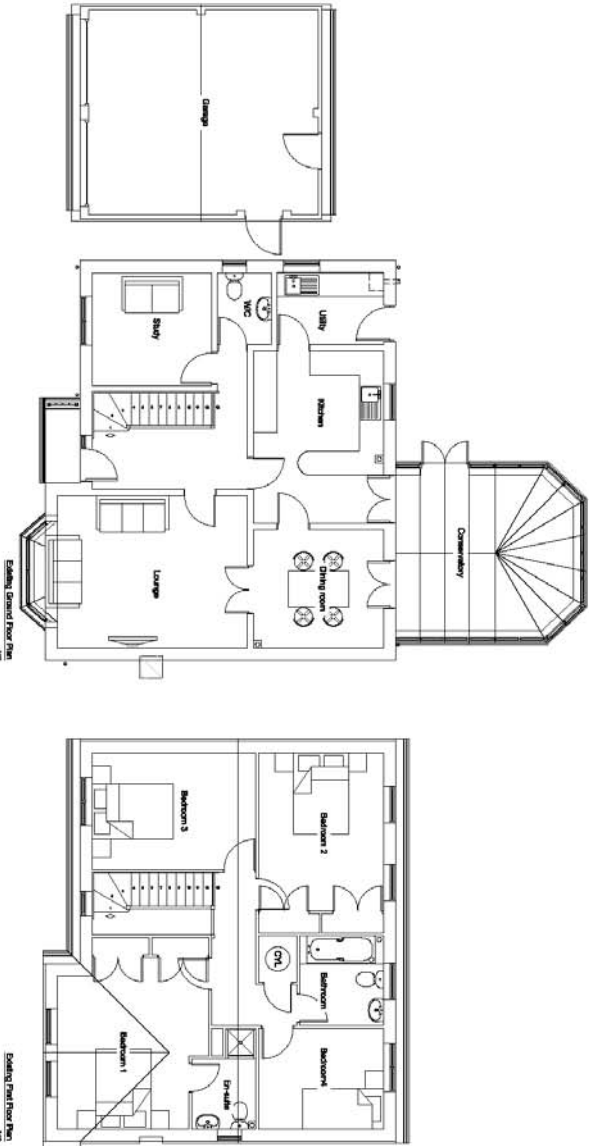
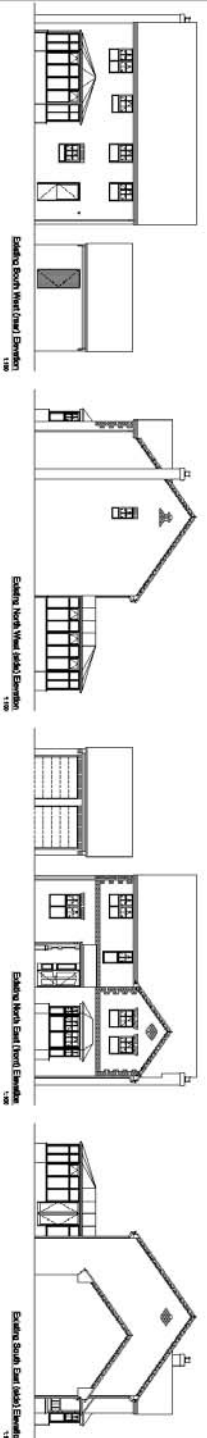
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

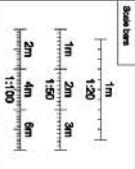
Reason: To ensure that the development does not detract from the appearance of the locality.

2. 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)



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Client
Mr & Mrs Clarke

Sale Address
37 Boyal Crescent
Old Farm Park
Milton Keynes
Buckinghamshire
MK7 6PD

Project
Single storey rear & two storey side extensions.

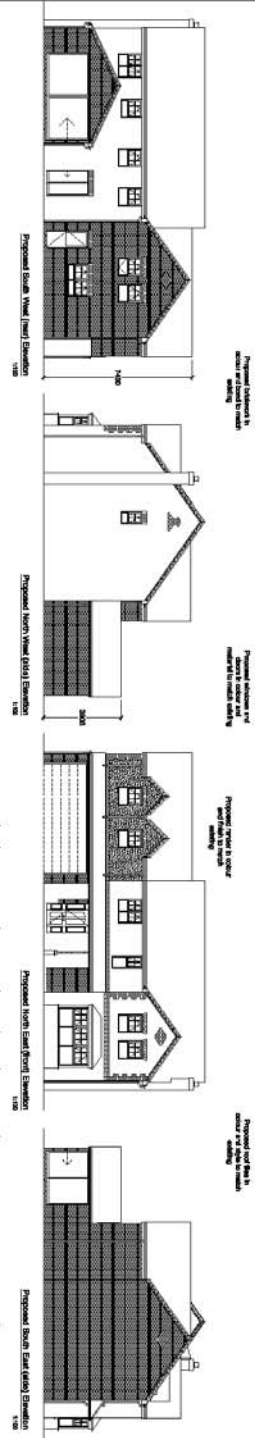
Drawing no
Existing elevations, floor heights & location plans.



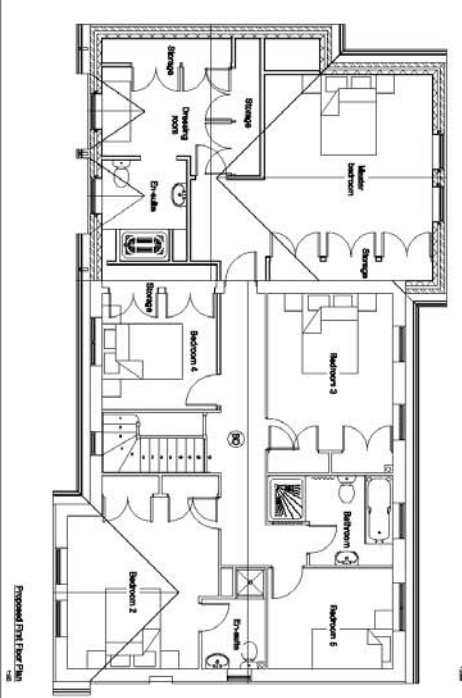
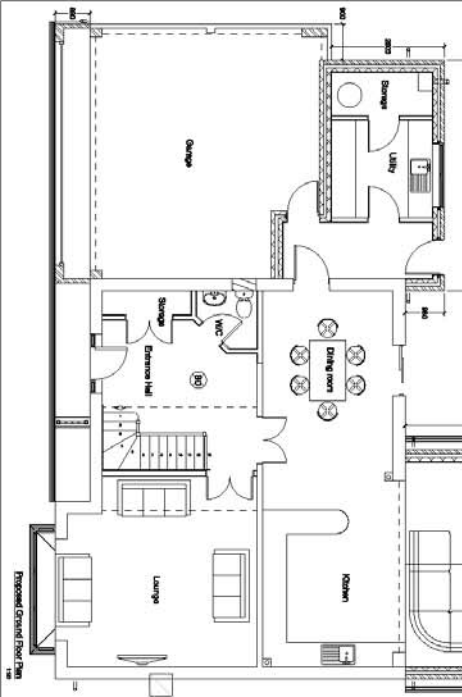
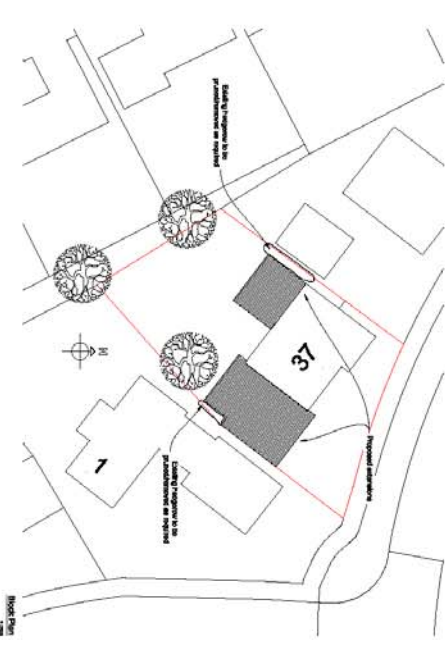
RICS **IE**

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Drawing number: RM 131/09/1
Date: 03/08/2012 **Scale:** Various
Drawn by: MFD **Draw date:** 01/08/12



The Architect warrants that the drawings are prepared in accordance with the standards of the profession and that they are a true and accurate representation of the design intended to be constructed. The Architect does not warrant that the drawings are free from errors or omissions, nor does the Architect warrant that the drawings are suitable for any purpose other than that for which they are intended. The Architect's liability is limited to the design and construction of the building and does not extend to any other matters. The Architect's liability is limited to the design and construction of the building and does not extend to any other matters. The Architect's liability is limited to the design and construction of the building and does not extend to any other matters.



Scale bars: 1m, 1.20, 1m, 2m, 3m, 1.50, 2m, 4m, 6m, 1:100

Client: Mr & Mrs Clarke

Site Address: 37 Boyes Crescent, Old Farm Park, Nelson, New Zealand, MC7 0B3

Project: Single storey rear & two storey side extensions.

Drawing title: Proposed elevations, floor levels & location plans.

Drawing number: PM 12/01/2 A

Date: 28/09/2012

Drawn by: MJC

Scale: Various

Design: AJ

Author: RICS IET

Professional Engineer No.: 2773

Professional Engineer No.: 2773

Appendix to 12/01616/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 02/01073/FUL
REAR CONSERVATORY
PER 22.07.2002

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

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 – Walton

Objects to the application on the following grounds:

- Right up to boundary
- Double footprint of building
- Restrict light into neighbouring property
- Invasion of privacy
- 30% build regulation
- No replacement planting scheme

See section 5.2

There is no 30% build regulation. Permitted Development on extensions can be up to 50% of the size of existing dwelling and anything over that requires planning permission.

Local Residents

One response received outlining the following concerns:

Initial

- Overshadowing utility and cloakroom
- Privacy infringement in garden
- Juliet Balcony

See section 5.2

Revised

- Same issues minus the Juliet balcony