

Application Number: 17/01212/FUL**Subdivide existing dwelling into 2 flats****AT 30 Folly Lane, North Crawley, Newport Pagnell, MK16 9LW****FOR Karen Morris****Target: 28/06/2017****Extension of Time: 24/07/2017****Ward: Olney****Parish: North Crawley****Report Author/Case Officer: Mike Davey****Contact Details: 01908 253364 Mike.Davey@Milton-keynes.gov.uk****Team Leader: Katy Lycett****Contact Details: catherine.lycett@milton-keynes.gov.uk 01908 252313**

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.

1.2 This application is referred to the Development Control Panel for determination as it constitutes a departure from development plan policy.

1.3 The Site

The application site is located on Folly Lane, situated in the open countryside on the outskirts of North Crawley. The property forms part of a small collection of two-storey terraced dwellings with off street parking provided on the frontage of the properties and further informal parking areas adjacent Folly Lane. No. 30 is located on the end of one of the terraces and has been previously extended in the form of a two storey side extension.

1.4 The Proposal

The application proposes the subdivision of the dwelling to form two residential flats.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Paragraph 7 – Sustainable Development

Paragraph 17 – Core Principles

2.2 Local Policy

Milton Keynes Core Strategy 2013

Policy C13 Ensuring High Quality Well Designed Places

2.3 Milton Keynes Local Plan 2001-2011

Policy D1- Impact of Development Proposals On Locality

Policy D2 – Design of Buildings

Policy T15 – Parking

H10 – Subdivision of Dwellings and Houses in Multiple Occupation

S10 – Open Countryside

2.4 Supplementary Planning Documents

Milton Keynes Parking Standards 2016

3.0 MAIN ISSUES

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

3.1 Principle of Development.

3.2 Impact on the Character of the Area

3.3 Impact On Amenity Of Neighbouring Properties

3.4 Provision of Amenity Space

3.5 Parking Provision

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

4.1 It is recommended that planning permission be granted subject to the development being carried out in accordance with the approved plans and conditions set out at the end of this report in section 6.0

5.0 CONSIDERATIONS

(An explanation of the main issues that have led to the officer Recommendation)

5.1 Principle of Development

The application site is located in open countryside wherein Saved policy S10 of the Milton Local Plan 2001-2011 states:

'...In the open countryside, planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development which is wholly appropriate to a rural area and cannot be located within a settlement.'

The proposed development is not considered to fall under the above definitions and therefore constitutes a departure from local plan policy. However, Saved policy H10 of the Milton Keynes Local Plan 2001-2011 allows for the subdivision of dwellings and houses in multiple occupation.

- 5.2 Whilst it is noted that the proposals represent a departure from Saved Policy S10, they do not propose any new built development and are not considered contrary to the objectives of the policy. As such, it is considered that the application should be assessed against the provisions of the subdivision policy and the departure from open countryside policy be noted.

5.3 Impact on the Character of the Area

With regard to wider impacts, saved policy H10 of the Milton Keynes Local Plan 2001-2011 requires that:

(iv) The proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or houses in multiple occupation within the area.

The character of the surrounding area would be largely unaffected by the proposals. Other than works to the amenity space to the rear of the property, the only works affecting the external appearance of the building relates to the provision of an additional front door serving the first floor flat. This provision has very limited visual impact and is not considered to detract from the character of the surrounding area.

- 5.4 There have been no other subdivisions or HIMO's for dwellings in the immediate vicinity of the site and there is therefore no concern regarding over concentration. The application therefore satisfies this element of the criteria.

5.5 Impact On Amenity Of Neighbouring Properties

With regard to the adequate protection of private residential amenity, saved policy H10 of the Milton Keynes Local Plan 2001-2011 requires that:

(i) Effective measures are proposed to minimise the effects of noise and

disturbance

The proposed internal layout of the new residential units does not give rise to significant concerns relating to noise and disturbance. Living spaces are broadly located such as to minimise potential disturbance. Whilst the living room for the first floor maisonette is located above the bedroom for the ground floor flat, it is noted that sound insulation between floors is covered under part E of building regulations consent.

- 5.6 One area of concern is with regard to the potential impact of the kitchen and living room areas of the first floor maisonette on the party wall of the adjoining property. Improved sound insulation would not be a requirement of building regulations in this case and it is therefore considered that a condition should be imposed to require the submission of details if permission is granted.

5.7 **Provision of Amenity Space**

In relation to private amenity space, Saved policy H10 of the Milton Keynes Local Plan 2001-2011 requires that:

(iii) Adequate outdoor space is available for bin storage and a drying area

The proposals create two independent garden areas for the two residential units. These areas are generously sized in the context of surrounding properties and provide more than adequate space for drying areas. Access to the rear via the side of the property also allows space for bin and cycle storage. The proposals are therefore considered to meet these requirements.

5.8 **Parking Provision**

An objection was raised by the resident of No. 23 Folly Lane with regard to car parking. The provision of car parking for the proposed development has been considered in accordance with the requirements of relevant policy and the car parking standards SPD.

In terms of highways and car parking, saved policy H10 of the Milton Keynes Local Plan 2001-2011 requires that:

(ii) Off street parking and manoeuvring space is provided to meet the Councils standards or, if on-street parking is necessary, it would not result in unacceptable congestion in the surrounding area

- 5.9 The proposed development would provide a 1 bedroom flat on the ground floor and a 2-bed maisonette on the 1st floor. The site is located in the Rural Area (Zone 4) wherein the maximum requirement would equate to 2 off street parking spaces and 1 unallocated space. The proposals include provision for 3 off street car parking spaces and therefore meet the requirements of the parking standards SPD. The application is therefore considered acceptable in these terms.

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) No part of the development hereby permitted shall be occupied until the parking area has been laid out and surfaced in accordance with the hereby approved plans. Thereafter the parking area shall only be used for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure safe access to the site in accordance with the provisions of saved policy H10 (ii) and T15 of the Milton Keynes Local Plan Adopted 2001 - 2011.

(3) No part of the development hereby permitted shall be occupied until the bicycle storage has been laid out in accordance with the hereby approved plans. Thereafter the bicycle parking area shall be retained in perpetuity for use of the development

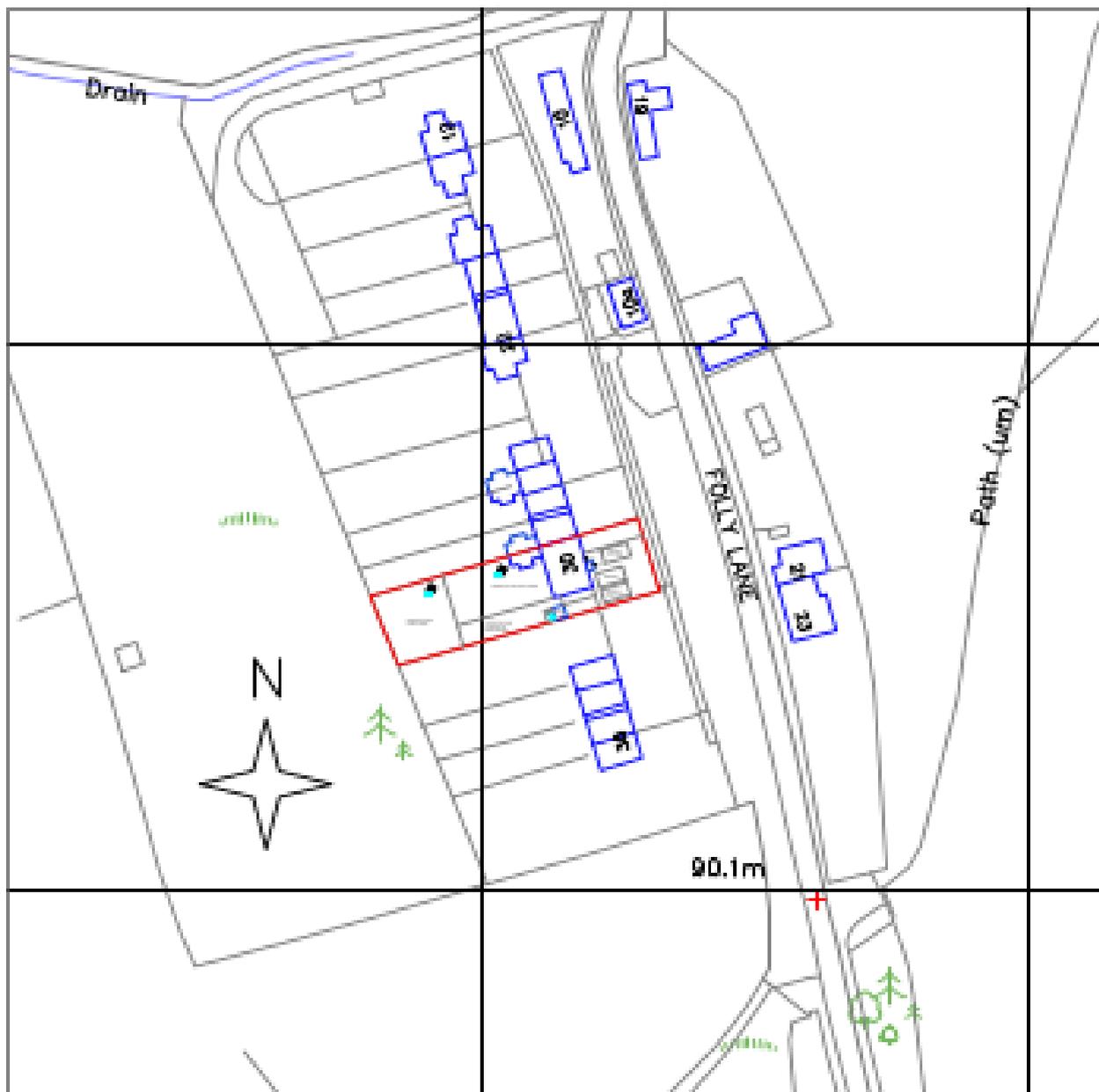
Reason: To ensure that adequate bicycle parking facilities are provided to serve the development in accordance with saved policy T3 (v) of the Milton Keynes Local Plan 2001-2011

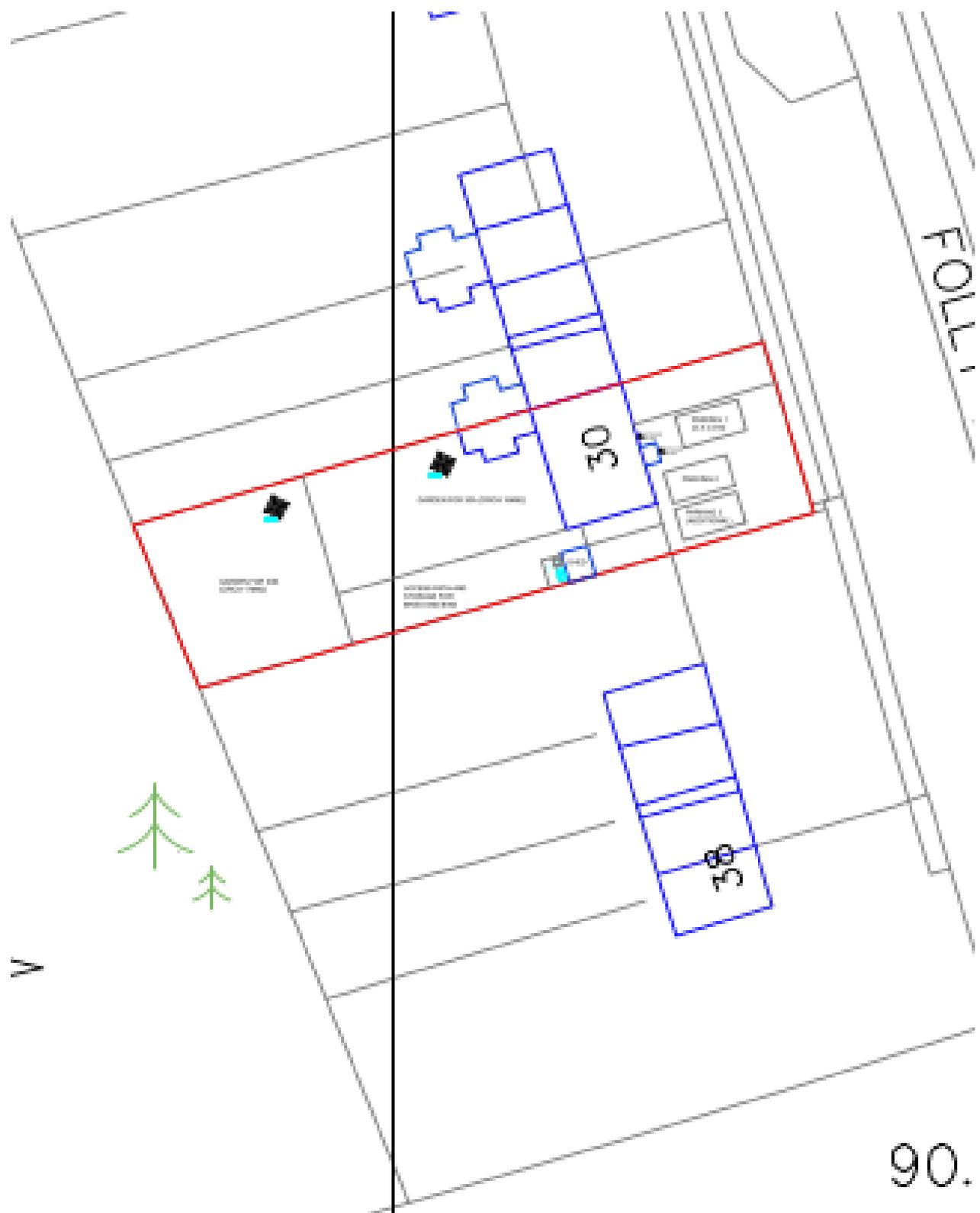
(4) No part of the development hereby permitted shall be occupied until the bin storage areas have been laid out in accordance with the hereby approved plans. Thereafter the bin storage area shall be retained in perpetuity for use of the development

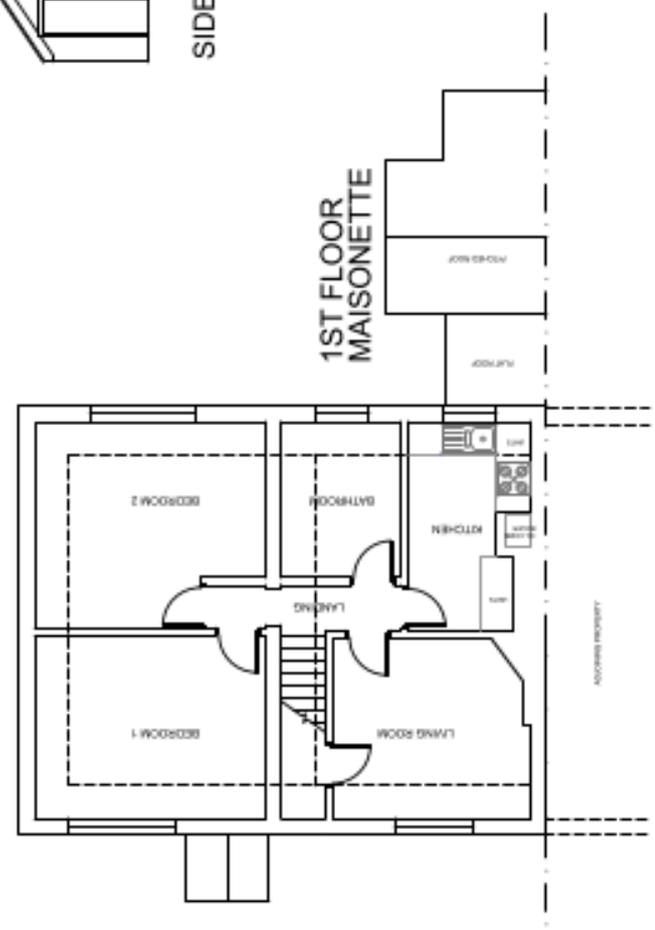
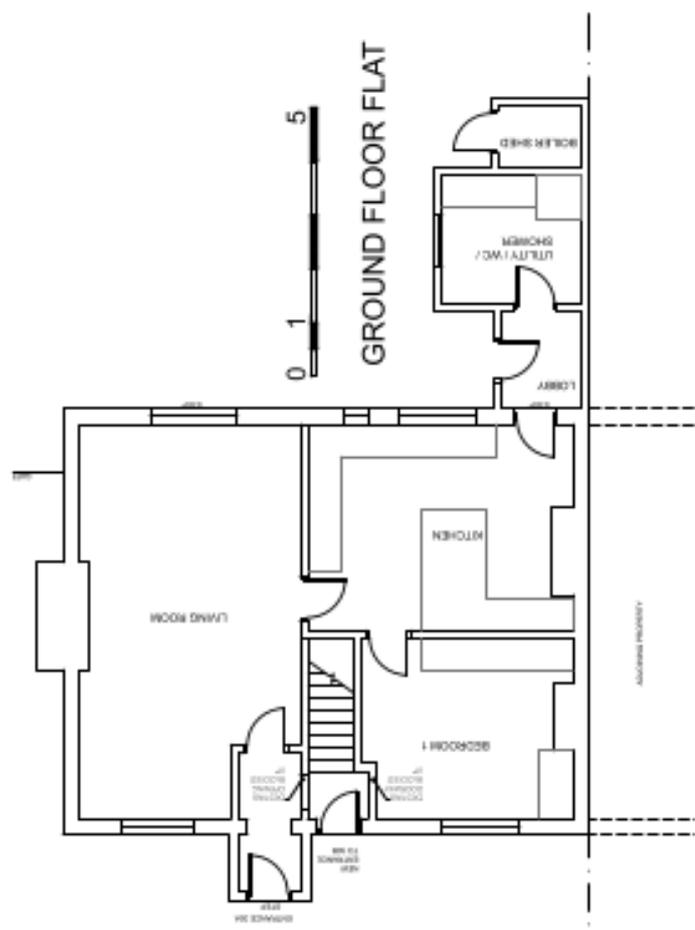
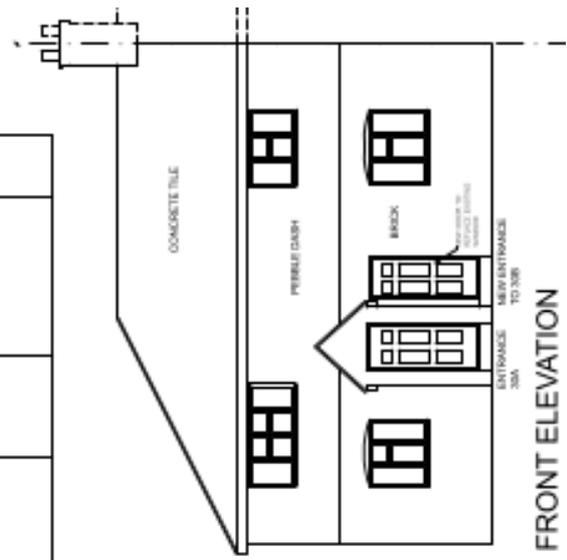
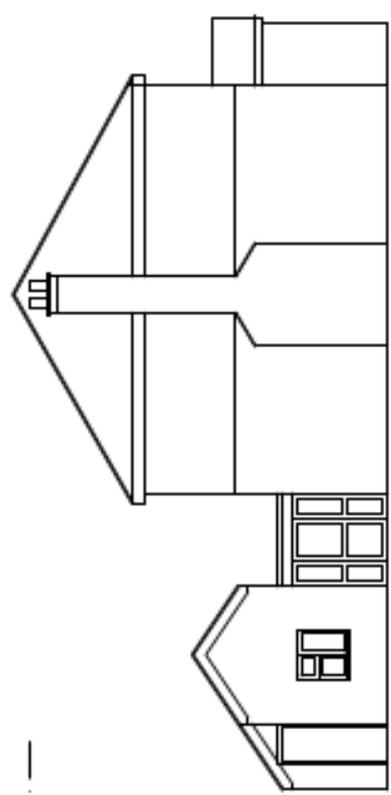
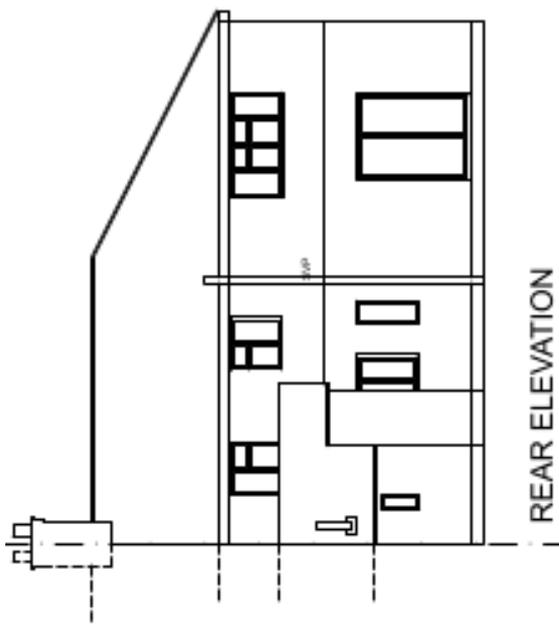
Reason: To ensure that adequate bin storage facilities are provided to serve the development in accordance with saved policy H10 (iii) of the Milton Keynes Local Plan 2001-2011

(5) No part of the development hereby permitted shall be occupied until details of noise mitigation measures for both between floors and between neighbouring properties have been approved in writing by the local authority. The approved scheme shall be provided and be retained thereafter.

Reason: To ensure that the proposal does not adversely impact neighbouring amenity in terms of noise and disturbance in accordance with saved policy H10 (i) and D1 (iv) of the Milton Keynes Local Plan 2001-2011







Appendix to 17/01212/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 01/00603/FUL
TWO STOREY SIDE EXTENSION AND CONSTRUCTION OF NEW
VEHICULAR ACCESS TO HIGHWAY
PER 14.06.2001

16/01098/FUL
Single storey rear extension following demolition of existing rear extension
PER 24.06.2016

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 – North Crawley (No comments received)	Noted
A3.2	Ward – Olney – Cllr P Geary (No comments received)	Noted
A3.3	Ward – Olney – Cllr Hosking (No comments received)	Noted
A3.4	Ward – Olney – Cllr Mclean (No comments received)	Noted
A3.5	Local Residents The occupiers of the following properties were notified of the application: 21/23/28/32 Folly Lane	Noted
A3.6	A third party representation was received from the neighbouring property at 23 Folly Lane. The representation was received in objection to the application on the grounds of: - Car Parking	Noted and addressed in paragraph 5.9