

Application Number: 12/00271/FUL

New vehicular access, link between existing dwelling houses and insertion of bay window to front elevation

AT Corners, 31A Yardley Road, Olney

FOR Mr James Perkins

Target: 11th April 2012

Ward: Olney

Parish: Olney Town Council

Report Author/Case Officer: Nicola McTeer

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site consists of two residential buildings located off an access from Yardley Road in Olney conservation area. The existing parking area is accessed via a gap between the two buildings. 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

Planning permission is sought to infill the gap between the two buildings with a link extension, to insert a bay window to the front elevation of the main dwelling and to create a new vehicular access off Yardley Road to a new on plot parking area. 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
- 19. Promoting sustainable transport

2.2 Local Policy

Core Strategy

CS12 – Developing Successful Neighbourhoods

Adopted Milton Keynes Local Plan 2001-2011

T15 – Parking Provision

D1 - Impact of Development Proposals on Locality

D2 – Design of Buildings

HE6 – Conservation Areas

Supplementary Planning Guidance

Addendum to 'Parking Standards for Milton Keynes' 2005 April 2009

3.0 MAIN ISSUES

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

- 3.1 The main issues are the impact on parking provision and the introduction of a new access with regard to highway safety. The proposal would still allow sufficient on plot parking spaces in accordance with the council's parking standards and the layout of the proposed wall and access allows adequate visibility for pedestrians which is considered acceptable.

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 on parking provision and highway safety

It is proposed to create a new access directly off Yardley Road as the proposed infill link extension would be over the existing access to the application sites current on plot parking area. The proposed new access meets the council's gradient and access requirements. It would also provide the required on plot parking spaces for a property of this size in this location and the vehicles would be able to turn and exit the site in a forward gear. It is also considered that the layout of the wall and access allows adequate visibility for pedestrians and is considered acceptable. It is considered that the parking area and access is well designed and is in compliance with the Local Plan.

Objectors are concerned that the introduction of the new access along Yardley Road would result in a loss of road which has no parking controls and therefore is available for public parking. However, there are no formal unallocated parking areas along this road and it is not a recognised parking area. As a result the proposal would not lead to a loss of designated parking. Highway safety has been considered in terms of visibility and access arrangements in and out of the site bearing in mind that there may be vehicles parked along this stretch of road, and the proposal has been assessed by the council's highway engineer and it is considered acceptable. It would therefore not be justified to refuse this application on these grounds.

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. The extension hereby permitted together with the existing house shall be used wholly as a single family dwellinghouse and for no other purpose whatsoever. (E07)

Reason: To ensure that the premises are not sub-divided without the permission of the Local Planning Authority.

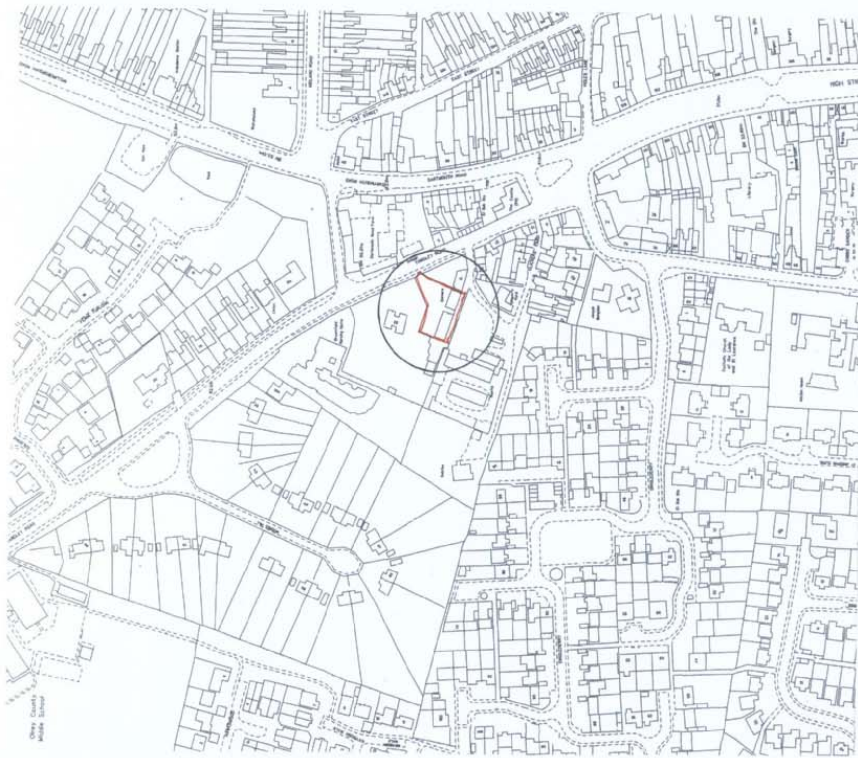
3. Notwithstanding details on the submitted plans no part of the development shall begin until the means of access has been sited and laid out in accordance with the approved plan and constructed in accordance with Milton Keynes Council's guide note 'Residential Vehicle Crossing Details'. For the avoidance of doubt the access shall be laid out to a gradient of 1 in 14 for a minimum of 5 metres beyond the edge of the carriageway and 'access protection' lines marked on the edge of the carriageway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of access.

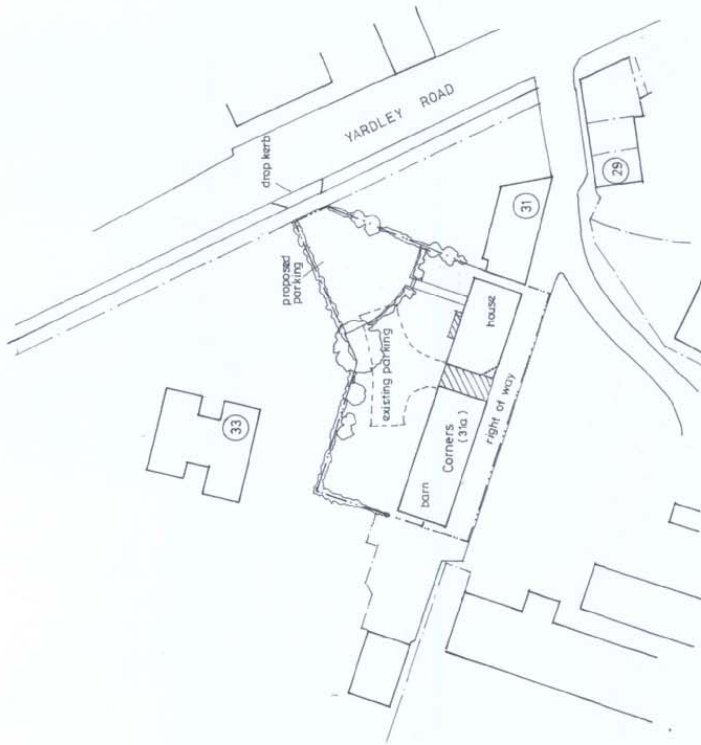
4. Notwithstanding details on the submitted plans no part of the development shall begin until details of the removal and replacement of the existing parking area has been submitted and approved in writing by the Local Planning Authority. This shall include provision for the planting of trees and shrubs and 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 two 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. For the avoidance of doubt the details to also include closure of the existing access to the Lane by way of a pedestrian gate. No part of the development shall be occupied until the existing parking area has been replaced and the pedestrian gate has been installed in accordance with the approved details and thereafter vehicle access shall be taken only from the new permitted access as shown on plans 1101 01 rev A and 1101 03.

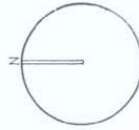
Reason: To protect the appearance and character of the area and to minimise the effect of development on the area and to minimise danger, obstruction, and inconvenience to users of the highway and of access.



location plan
1 : 2500

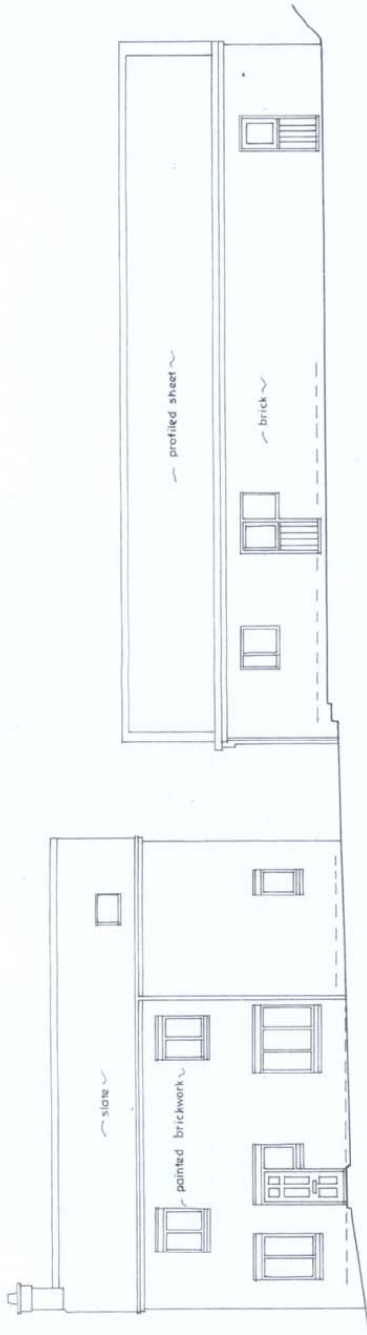


block plan
1 : 500

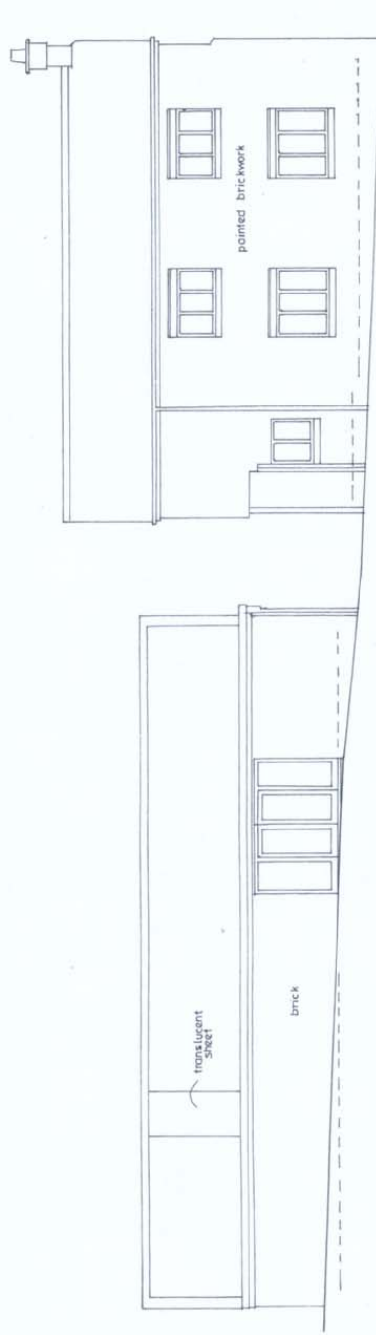


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33 High Street, Olney, Milton Keynes MK46 4EB
tel: 01234 712044 fax: 01234 714825 bill@bethunearchitects.co.uk

PROJECT	CORNERS, YARDLEY RD OLNEY			DRAWING	Block & location plans		
drawn	wb	date	09.11	scale	as	project number	1011
				drawing number	01	revision	A



north



south

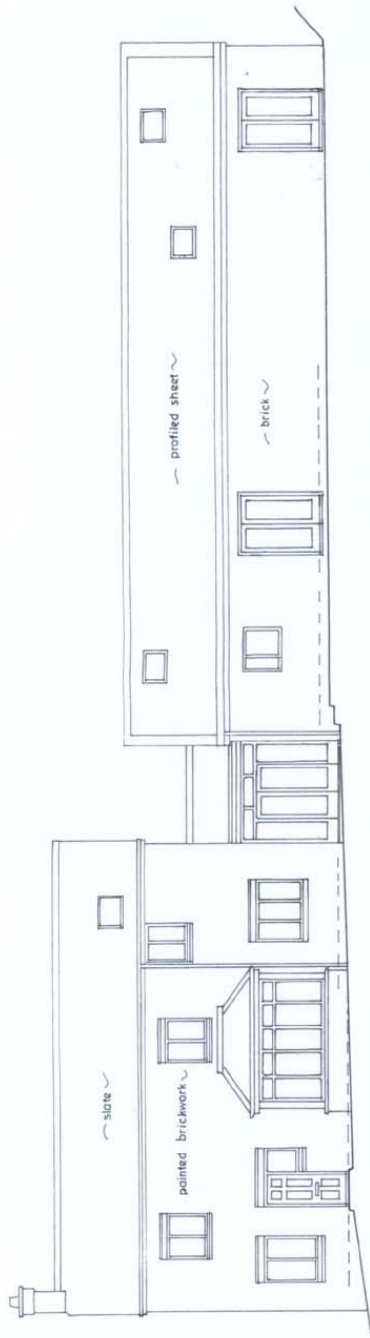
DEVELOPMENT CONTROL
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 PROJECT
 CORNERS, YARDLEY RD OLNEY

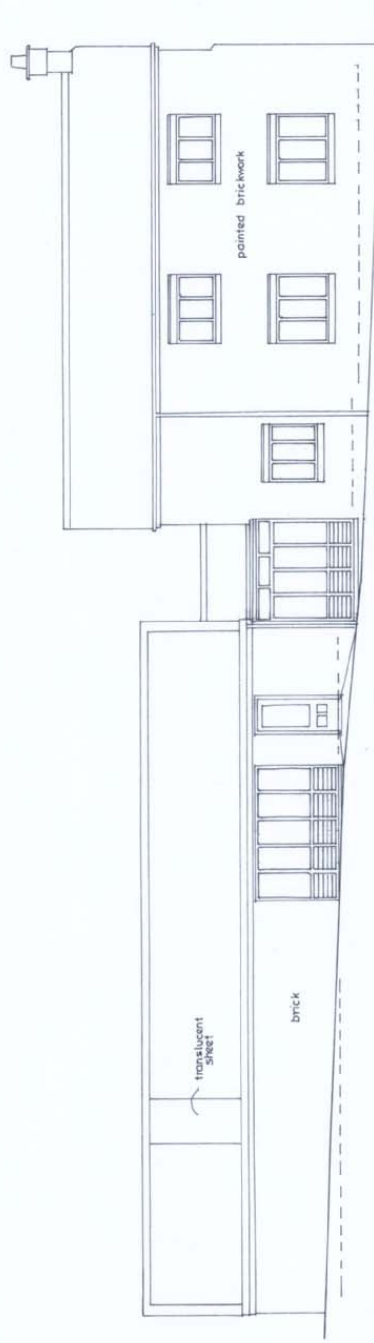
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DRAWING
 ○ North & south elevations ~ existing

drawn	date	scale	project number	drawing number	revision
wb	01-12	1:100	1011	06	A



north



south

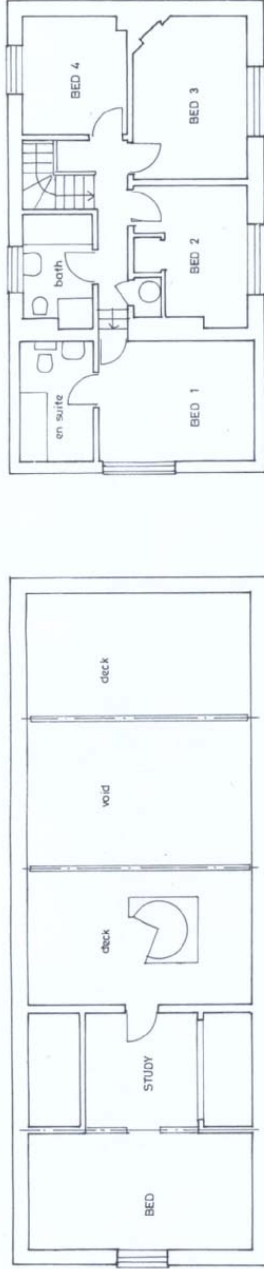
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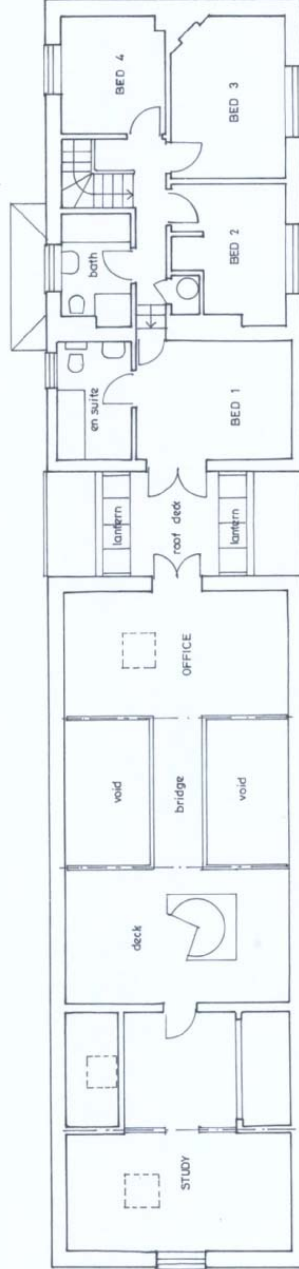
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 tel: 01234 712044 fax: 01234 714825 bill@bethunearchitects.co.uk

PROJECT CORNERS, YARDLEY RD OLNEY
 DRAWING North & south elevations ~ proposed

drawn	date	scale	project number	drawing number	revision
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existing



proposed

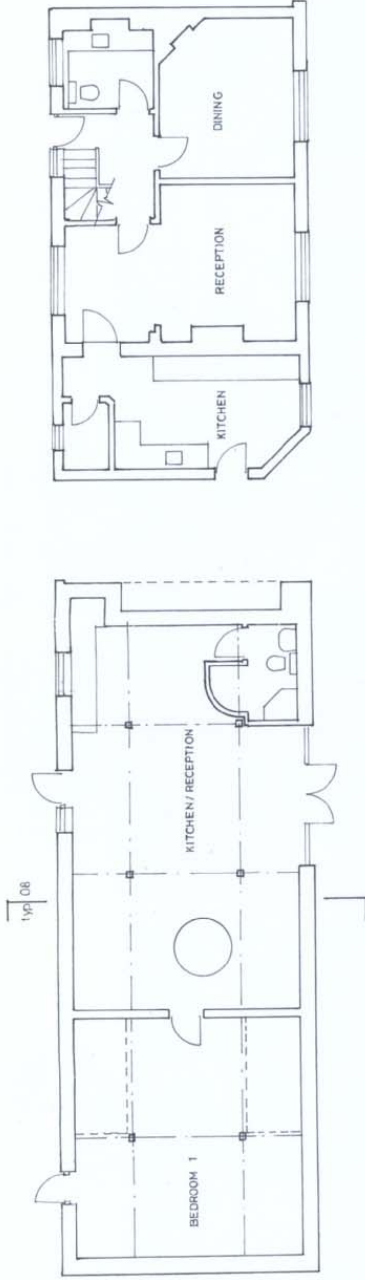
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tel: 01234 712044 fax: 01234 714625 bill@bethunearchitects.co.uk

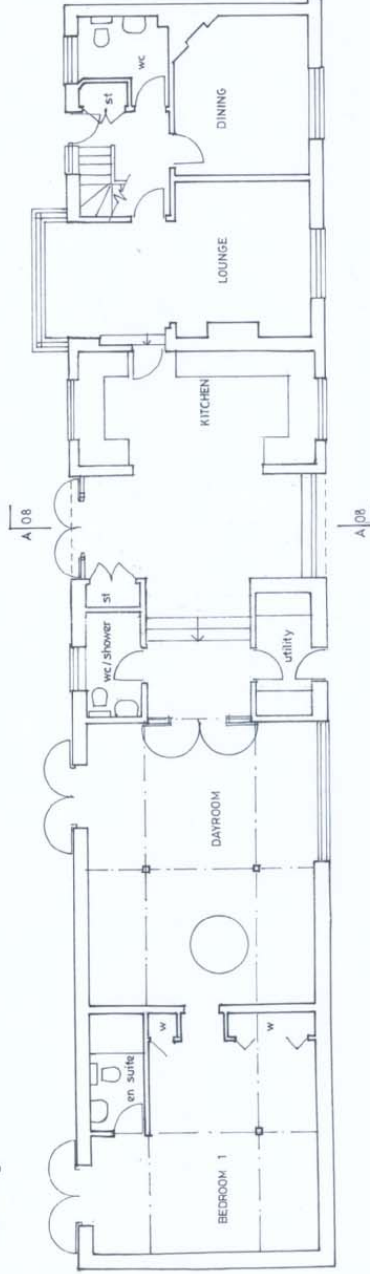
PROJECT CORNERS, YARDLEY RD. OLNEY First floor plans

DRAWING

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existing



proposed

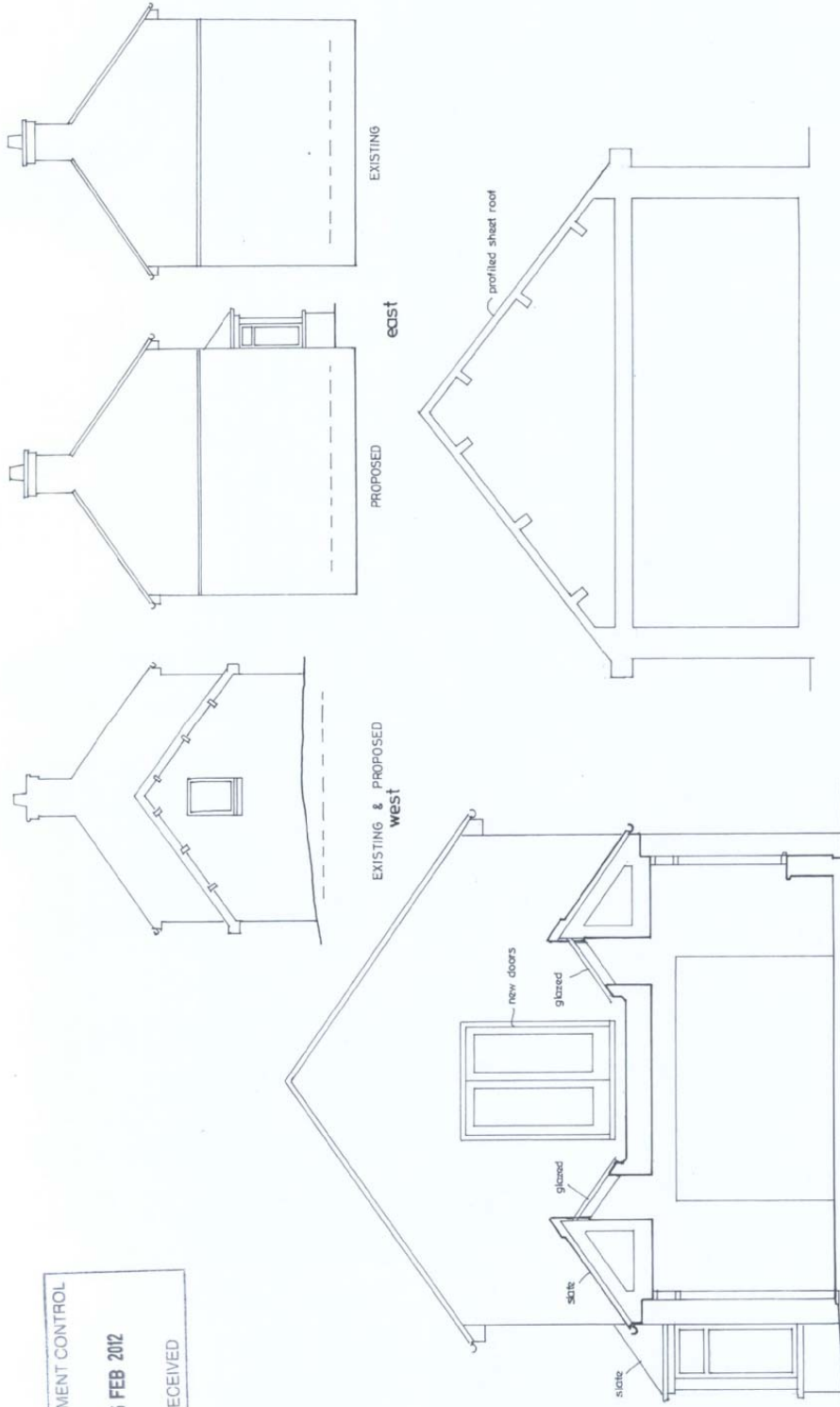
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PROJECT CORNERS, YARDLEY RD. OLNEY Ground floor plans

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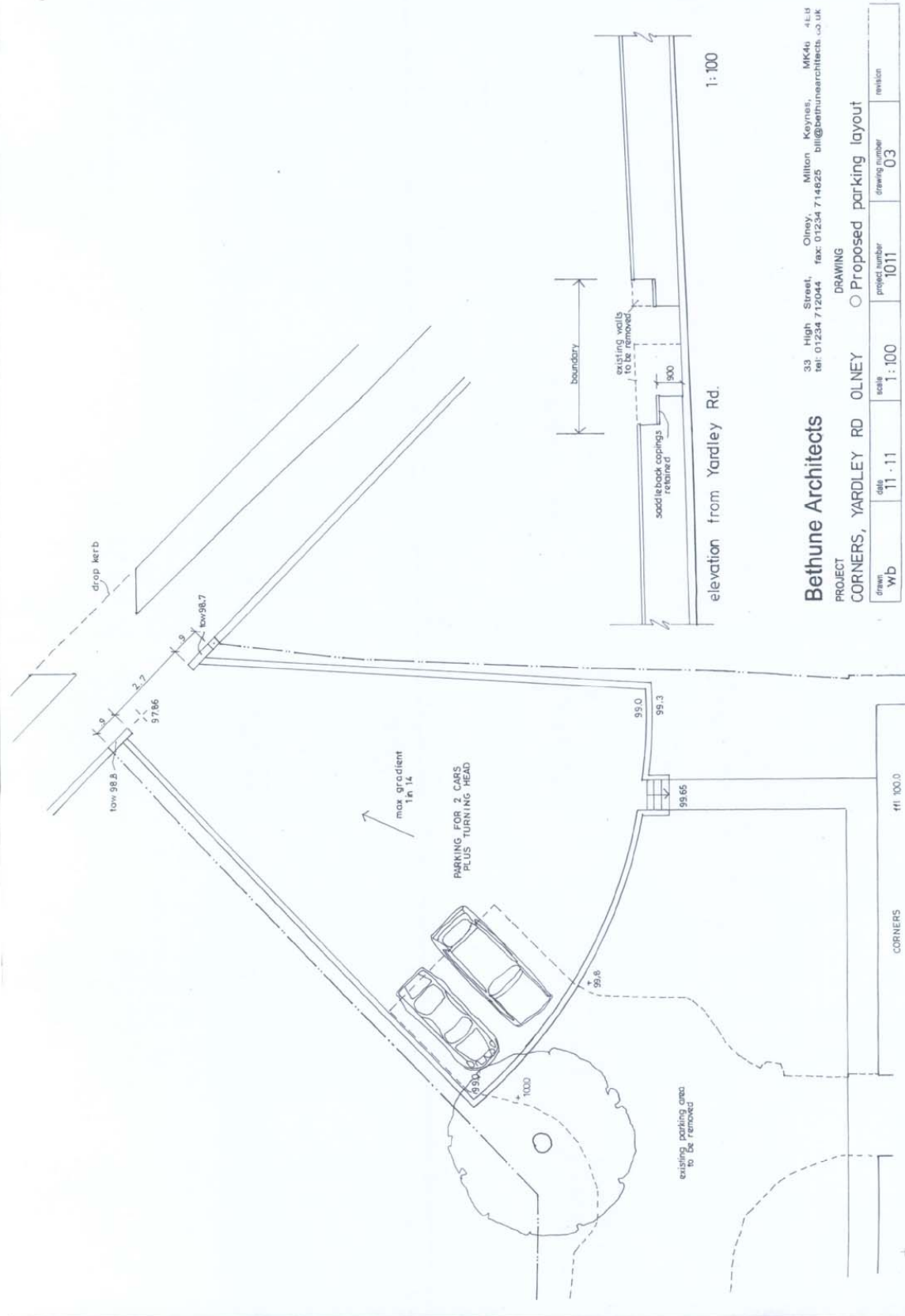
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typical section through barn

section A

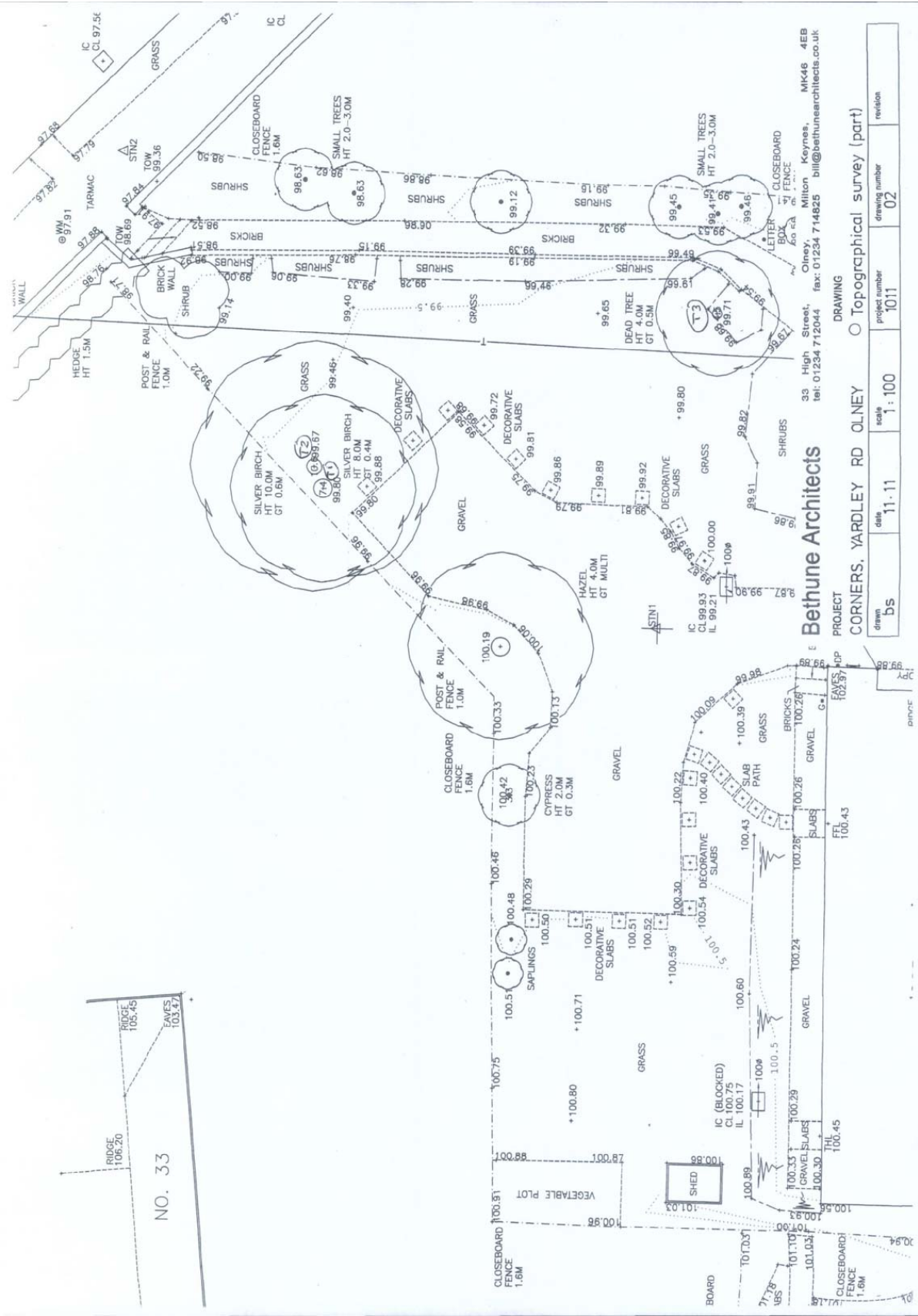
Bethune Architects
 PROJECT CORNERS YARDLEY RD OLNEY
 DRAWING Sections & gable elevations
 33 High Street, Olney, Milton Keynes, MK46 4EB
 tel: 01234 712044 fax: 01234 714825 bill@bethunearchitects.co.uk
 date 02.12 scale 1:50 1:100 project number 1011 drawing number 08 revision A



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PROJECT
CORNERS, YARDLEY RD OLNEY Proposed parking layout

DRAWING
 draw **WB** date **11-11** scale **1:100** project number **1011** drawing number **03** revision



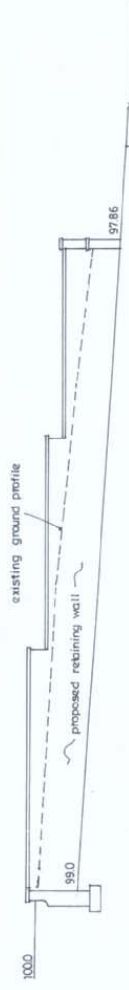
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PROJECT CORNERS, YARDLEY RD OLNEY

DRAWING ○ Topographical survey (part)

drawn DS	date 11.11	scale 1:100	project number 1011	drawing number 02	revision
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95.0

ADDITIONAL
 INFORMATION

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PROJECT CORNERS, YARDLEY RD. OLNEY DRAWING O Proposed parking layout 2

drawn WB	date 03.12	scale 1:100	project number 1011	drawing number 09	revision
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AMENDED PLANS

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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 99/00931/MK

CONVERSION OF BARN TO PROVIDE GARAGE AND WORKSHOP
PER 28.04.2000

04/02188/FUL

CONVERSION OF BARN TO DWELLING
REF 09.02.2005

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
2.1 Councils Archaeologists	None.	
No objections.		
Conservation And Archaeology	None.	
No comments provided.		
Parish – Olney	Noted and discussed in paras. 5.1 above.	MKLP: D1, T15 Parking Standards SPG
Object.		
1. Loss of parking places along Yardley Road		
2. No objection to the linking of the properties and the window alterations but acknowledge that these changes are inextricably linked to the access arrangement to which they object.	Noted.	
Highways Development Control	Noted.	MKLP: D1, T15 Parking Standards SPG
No objections subject to conditions and informatives.		
1. There are significant level differences between the carriageway edge and the site. The plans show that this will be graded to meet our 1 in 14 requirements. I am also		

suggesting that access protection lines should be installed to assist entry and exit into the site.

2. I have checked the proposed parking area and this would allow vehicles to turn and exit the site in a forward gear.	Noted.	MKLP: D1, T15 Parking Standards SPG
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3. The layout of the wall / access allows adequate visibility for pedestrians and is acceptable.	Noted.	MKLP: D1, T15 Parking Standards SPG
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Public Representations

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

2, 31, 33, Yardley Road, Olney
Hoppers Hill House and 17
Dartmouth Road, Olney

2 letters of objection have been received. These have raised the following issues:

1. Loss of parking on Yardley Road due to the new access.	Noted and discussed in paras. 5.1 above.	MKLP: D1, T15 Parking Standards SPG
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2. Highway safety.	Noted and discussed in paras. 5.1 above.	MKLP: D1, T15 Parking Standards SPG
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3.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

3.1 Design

The proposed infill and bay window to the front elevation of the dwelling are fairly modest additions to the buildings and would not have a significant impact on the street scene or appearance and character of the conservation area. The extension is proposed to be finished in painted brickwork and slate to match that of the main dwelling. It is considered that the development would sit comfortably with the application property and its surroundings.

3.2 Impact on residential amenity

Due to the relationship of the application site with its surrounding neighbouring properties and the separation between them, the proposals are not considered to give rise to any adverse impact on neighbouring amenity.