

Application Number: 12/02021/FUL

Other

Two storey side and single storey rear extension and partial terrace to front elevation

AT 12 Bow Brickhill Road, Woburn Sands, Milton Keynes

FOR Mr A McGregor

Target: 22nd November 2012

Ward: Danesborough

Parish: Woburn Sands Town Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application property is a detached dwelling located in a residential area of Woburn Sands. The property lies within the setting of Woburn Sands conservation area. 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 for the erection of a two storey side extension, a single storey rear extension and a partial terrace to the front of the property. The side extension would sit above and behind the existing attached garage. The single storey rear extension would measure 4 metres in depth and would have a flat roof; part of the rear extension would create a canopy area.

- 1.3 The front extension would bring the front elevation in line with the existing front elevation of the attached garage therefore 1.3 metres in depth. It would form a terrace area at first floor which would include a masonry wall to form a screen to the neighbouring property at No. 10. It is proposed to finish the elevations in white render. 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 (NPPF) paragraphs:

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

2.2 Local Policy

Core Strategy

CS12 – Developing Successful Neighbourhoods

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;
- HE6 – Conservation Areas;
- T15 – Parking.

Supplementary Planning Guidance

'Parking Standards for Milton Keynes' 2005 and Addendum 2009.
Residential Development Design Guide (April 2012)

3.0 MAIN ISSUES

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

- 3.1
 - 1. Whether the proposed extensions have an adverse impact upon the street scene. The proposed extensions have drawn from the existing features of the main dwelling to ensure that they would sit comfortably and integrate satisfactorily, and the overall property would be in keeping with the neighbouring form of development;
 - 2. Whether the proposed extensions have a negative impact on neighbouring amenity. The extensions are all in accordance with the guidance set out in the residential design guide and respect neighbouring residential amenities.

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 the street scene

The dwelling is located within a residential area and the proposed front and side extensions would be visible from the public realm. Along Bow Brickhill Road most of the dwellings are significantly set back from the road. Where the application property sits, the neighbouring dwelling to the east is set much further forward with its rear elevation in line with the front building line of the application property.

- 5.2 The proposal brings two storey development up to the existing front building line and no further forward. Both the front and side extension design reflects the existing dwelling and it is considered to sit satisfactorily in the street scene. The proposed rear extension would not be visible in the wider public realm. Within this area of Bow Brickhill Road there is a mix of materials to the dwellings with No. 10 finished in render and No. 14 brick. It is considered that the proposed rendering of the property would not look out of place in the street or local area.

5.3 Impact Upon Neighbouring Properties

Following the objection raised by the occupier of No. 10 and discussion with officers, the proposed opening in the side elevation of the proposed single storey rear extension facing No. 10 was omitted. There are no other side elevation openings proposed facing No. 10. Furthermore there are no proposed side elevation openings at first floor facing No. 14. Therefore the main outlook would be over the application site's front and rear garden and it is not considered to result in any privacy issues.

- 5.4 The proposed single storey rear extension would have a flat roof with a height of 3.3 metres. It is not considered that it would give rise to any negative impact on neighbouring properties' outlook or light. From the front, the application property is currently set further back than No. 14 and the proposed front and side extension would not infringe on the 45 degree line to the openings to the front of No. 14.

- 5.5 With regard to No. 10, the front extension maintains a masonry wall to the east side which provides a screen to this property. The depth of the front extension would be 1.3 metres. Given the existing relationship of the application property and No. 10 and the modest depth of the front extension, it is not considered that it would result in a development that would significantly harm the outlook and light afforded to No. 10 that would justify a refusal of planning permission.

5.6 Conclusions

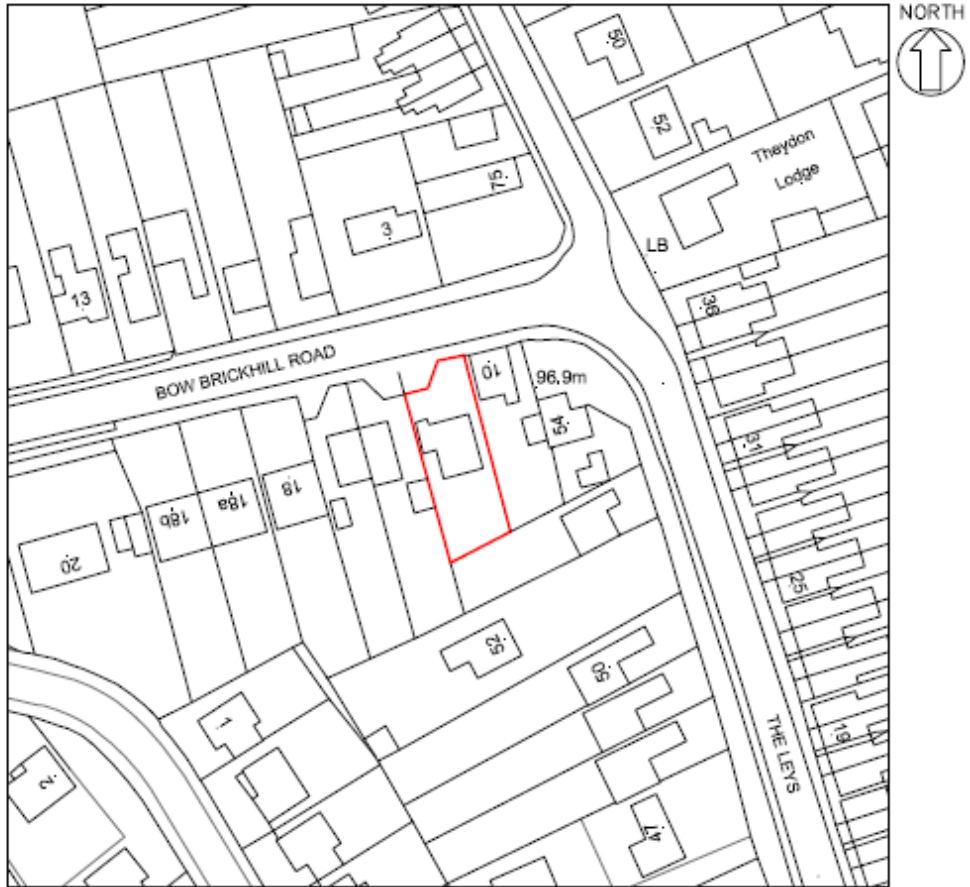
It is considered that the proposed development would not cause sufficient harm to the character and appearance of the area, the setting of the conservation area, nor would it have a significant adverse impact on the amenities of neighbouring properties that would justify refusal of the application. It is therefore recommended that planning permission be granted subject to the conditions detailed below.

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)



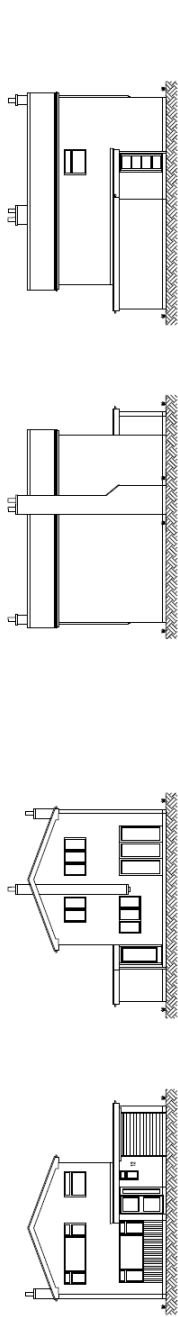
SITE LOCATION PLAN 1:1250

EXISTING ELEVATIONS
FRONT [North]

80W [South]

10W [East]

10S [West]

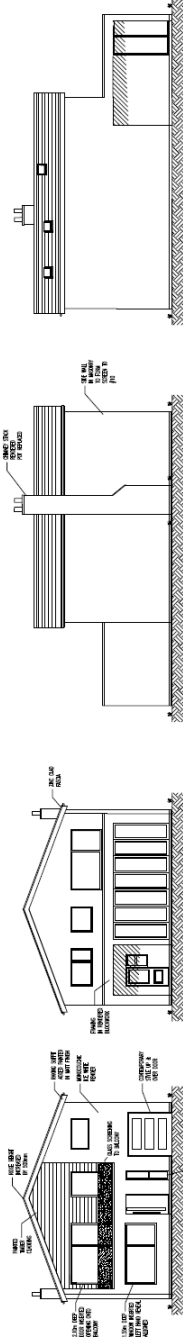


PROPOSED ELEVATIONS
FRONT [North]

80W [South]

10W [East]

10S [West]

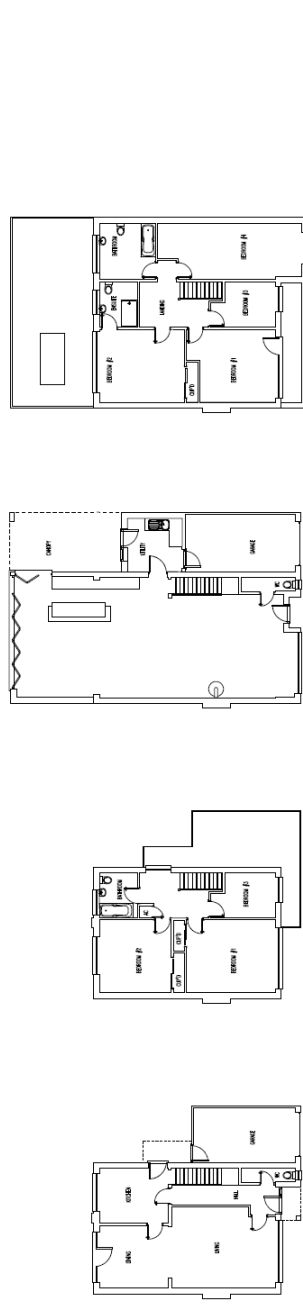


EXISTING PLANS
GROUND FLOOR

EXISTING PLANS
FIRST FLOOR

PROPOSED PLANS
GROUND FLOOR

PROPOSED PLANS
FIRST FLOOR



[A]	LAB EXISTING WINDOW RELEASER	08.11.2012
[B]	CLIENT REVISIONS	17.08.2012
[C]	CLIENT REVISIONS	30.08.2012
[D]	CLIENT REVISIONS	22.08.2012
[M]	NEW FIRST ISSUE (DRAFT)	20.08.2012
	REVISION REASON	DATE

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CLIENT: A. WOODS & B. HENSON		
PROJECT: TWO STOREY SITE & REAR EXTENSIONS		
SITE ADDRESS: 12 BOW BRICKHILL ROAD, WORSKOP SAWS		
DWG NAME: ELEVATIONS AND FLOORPLANS		
DWG NUMBER: 21.102-P1	SCALE: 1:100 (M)	
- ARCHITECTURAL DRAWINGS & DETAILS MUST BE ASSIGNED APPROPRIATE		
- DO NOT SCALE FOR CONSTRUCTION PURPOSES		
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED		
- REFER TO SECONDARY DOCUMENTS LISTED ON THIS DRAWING		
IF IN DOUBT CONSULT THE DESIGNER PRIOR TO COMMENCING WORK		

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 No relevant planning history applies.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Parking Provision

On plot parking is provided to the front of the application property. Parking provision is maintained as existing.

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 - Woburn Sands

See paras. 5.1 and 5.2 above – MKLP Policy D1 and D2

'Has no objection to most of the proposals in the extension to this property, provided the ones in the revised plans only showing removal of planned side windows are used. We do, however, object to the element which extends the ground floor front room and creates a terrace at first floor level above it. We agree with the neighbour's comments from number 10 that the overlooking of the rear of their property afforded by views from the terrace is overly obtrusive as it is so close to the back of their home and we believe the solid masonry wall to roof level thus proposed is also unacceptable due to its proximity to the neighbouring property'.

A3.2 Conservation And Archaeology – No observations.

Noted.

A3.3 Local Residents

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

75 Theydon Avenue, Woburn Sands, Milton Keynes

53 The Leys, Woburn Sands, Milton Keynes

3, 10 & 14 Bow Brickhill Road, Woburn Sands, Milton Keynes

One objection has been received noting the following:

- The single storey extension to the rear has a window overlooking No. 10. This would lead to a loss of privacy and amenity.
- The terrace to the front will overshadow No. 10 and lead to a loss of light to the rear of No. 10.

See paras. 5.1 and 5.2 above – MKLP Policy D1 and D2