

Erection of a two bedroom bungalow**AT Land To The East of 26, Belsize Avenue, Springfield****FOR Mr Victor Brown****Target:** 4th July 2016**Extension of Time:** 22nd August 2016**Ward:** Campbell Park And Old
Woughton**Parish:** Campbell Park Parish Council**Report Author/Case Officer:** Danika Hird**Contact Details:** 01908 252926 danika.hird@milton-keynes.gov.uk**Team Leader:** Debbie Kirk Development Management Core Business Unit Manager**Contact Details:** 01908 252335 Debbie.Kirk@milton-keynes.gov.uk**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 due an objection received from Campbell Park Parish Council.

1.3 The Site

The application site currently comprises of a detached, two-storey, brick-built, detached dwelling located on a corner plot between Belsize Avenue and Graveney Place in Springfield. Located to the north-west of the application site are the parking provisions for the host dwelling No.26 Belsize Avenue, Springfield with the rear garden being located to the south-east. Located to the south-east of the application site, to the rear is neighbouring property No.42 Graveney Place, Springfield, with neighbouring property No.24 Belsize Avenue, Springfield being located to the south-west. Situated across the highway of Graveney Place, Springfield to the north-east, east of the application site are neighbouring properties No.41, No.43 and No.45 Graveney Place, Springfield.

1.2 The Proposal

This application seeks planning permission for the erection of a single storey “L-shaped” bungalow to the north-east of the host dwelling, No.26 Belsize Avenue, Springfield. The new dwelling has been designed with a pitched roof which has a ridge height of 4.6 metres and an eaves height of 2.2 metres. The new dwelling would contain two bedrooms, with one bedroom being served by an en-suite, a kitchen, living room and w/c. Located to the north-east of the new dwelling is an area of hard-standing for two on-plot parking spaces, with the rear garden serving the new dwelling being located to the south-east.

The existing on-plot parking arrangements for the host dwelling will not be altered as a result of the proposed development. The rear garden serving the host dwelling has been divided in order to accommodate the new dwelling, however a smaller rear garden to the south-east of the application site remains.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 Local Policy

Core Strategy 2013

Policy CS 13: Ensuring High Quality, Well Designed Places”.

2.2 Milton Keynes Local Plan 2001-2011(Saved Policies)

D1: Impact of Proposals on Locality
D2: Requiring Good Design
D2A: Urban Design Aspects of New Development
H7: Housing on Unidentified Sites
T10: Traffic
T15: Parking Provision

2.3 Supplementary Planning Documents

New Residential Development Design Guide, 2012
Parking Standards, 2016

2.4 National Policy

National Planning Policy Framework 2012

Section 7 – Requiring good design
Paragraph 14 – Presumption in Favour of Sustainable Development
Paragraph 17 – High Quality Design
Paragraph 49 – Housing Land Supply
Paragraph 64 – Impact on the Character and Appearance of the Area

3.0 MAIN ISSUES

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

- 3.1
 - Principle of the Development
 - Design of Building
 - Impact on Neighbouring Amenity
 - Impact on Parking Provisions

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 in Section 6.0 of this report.

5.0 CONSIDERATIONS

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

5.1 Principle Development

In respect of strategic housing land supply within the Authority, Paragraph 49 of the National Planning Policy Framework states that:

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’

- 5.2 In this regard, it has been accepted by the Council that it is unable to meet this requirement and for this reason the Council must rely upon the provisions of Paragraph 14 of the National Planning Policy Framework to consider the submitted application. This states that:

“... at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development... Where the development plan is absent, silent or relevant policies are out-of-date, the Council must grant permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.”

- 5.3 The starting point for the determination of this application is the fact that Authority does not have a 5 year housing land supply, and the proposed development would contribute towards meeting the identified shortfall. An assessment must therefore be made as to whether the proposal can be considered to be sustainable development in terms of the economic, social and environmental roles as set out in the National Planning Policy Framework.

5.4 The application site is located within the built-up area of Belsize Avenue in Springfield. The proposed development is within an established housing area and the dwelling is to be located in close proximity to Central Milton Keynes, as such it is considered that the location is sustainable. In terms of social issues, the development would provide an additional dwelling to meet a currently identified need. In terms of economic issues, the construction activities associated with the development could potentially generate employment opportunities in the short term and in the longer term potentially support the local economy and services.

5.5 Overall, having weighed these matters, it is considered that the development would meet the definition of sustainable development and would comply with the provisions of paragraph 14 of the National Planning Policy Framework as the adverse impacts of the development would not significantly and demonstrably outweigh the benefits. The reasons for this conclusion are set out in more detail in the remainder of the key issues in this report.

5.6 Design of Buildings

Saved Policies D2 and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13 seek to ensure that all new buildings are high quality, well designed and relate well to the surrounding area and that proposals should reinforce townscape character. The objective of saved Policy D2 of the Milton Keynes Local Plan 2001 – 2011 is to ensure that all new buildings are well designed and relate well to the surrounding area. It states:

“Development proposals for buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance*
- ii) Relate well to and enhance the surrounding environment”*
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area*
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area*

5.7 The local area is characterised by a variety of house types, designs and styles. There are no bungalows visible in the immediate vicinity of the application site. The varying character and appearance of the local area ensures this house type is not considered to be harmful as there is not any uniformity within the local street-scene. Within the local area there are however, a number of detached, double garages which are single storey only with pitched roofs, which are visible from the public realm.

5.8 The proposed new dwelling would be situated within a prominent location on

a corner plot between Belsize Avenue and Graveney Place. The dwelling would be single storey only and has a simple design to ensure the new dwelling would not detract from the character and appearance of the local area. The materials used within the local area are predominately red brick with a few properties being constructed out of render and concrete interlocking tiles. The application form has outlined that red bricks are proposed to be used with concrete tiles. It is recommended that a condition is imposed if planning permission were to be granted requiring samples of the external materials to be submitted to the Local Planning Authority. This is to ensure the materials used are sympathetic to the local area to allow for the new dwelling to integrate satisfactorily.

- 5.9 The site is considered to be able to comfortably accommodate the parking provisions and outdoor amenity space for the host dwelling and the proposed new dwelling to ensure the site is not overdeveloped. There is sufficient external space to ensure the new dwelling sits comfortably within the site and as a result of this, the proposed layout of the site prevents the dwelling from appearing cramped within the local streetscene. In addition to this, there is adequate space in order to provide additional landscaping and boundary treatment, whilst retaining a large proportion of the existing landscaping. The retention of this existing landscaping and the low level boundary wall, to the front of the new dwelling further mitigates the impact of the proposed development on the character and appearance of the local area.

The proposed scheme would accord with saved Policies D2 (i), (ii), (iv), (v) and D2A of the Milton Keynes Local Plan 2001-2011 and Core Strategy Policy CS13.

5.10 Impact on Neighbouring Amenity

Saved policy D1 (iii) of the Milton Keynes Local Plan 2001 – 2011 states: “Planning permission will be refused for development that would be harmful and result in unacceptable visual intrusion, loss of privacy, sunlight and daylight”.

The flank (side) elevation of the proposed new dwelling is to be located 1.1 metres at its narrowest and 1.5 metres at its furthest from the flank (side) elevation of the host dwelling No.26 Belsize Avenue. There are no guidelines regarding flank (side) elevation to flank (side) elevation spacing and separation distances and therefore this spacing and separation distance is considered to be acceptable.

- 5.11 The proposed new dwelling will extend 5.3 metres beyond the rear elevation of the host dwelling. Separating the proposed new dwelling from the host dwelling would be a 1.8 metre close-boarded timber fence. With the ridge height of the proposed new dwelling measuring 4.6 metres, 2.8 metres of the new dwelling will be visible above this boundary treatment. This projection above the proposed boundary treatment is not considered to be harmful to warrant the refusal of this application. The proposed new dwelling will result in some loss of sunlight to the host dwelling in the morning. This impact is not

considered to be detrimental to the occupiers of No.26 Belsize Avenue as the loss of sunlight will only affect a small corner of the host dwelling's rear garden during the morning. Overall the proposed development is not considered to have an unacceptable impact on the amenity of No.26 Belsize Avenue, Springfield.

5.12 Located to the rear of the application site is neighbouring property No.42 Graveney Place, Springfield. The proposed rear elevation of the new dwelling would face the flank (side) elevation of No.42 Graveney Place. There are no windows on the flank (side) elevation of No.42 Graveney Place which face onto the proposed development. As outlined in the Residential Development Design Guide, 2012, Supplementary Planning Document there should be a 13.7 metre spacing and separation distance for this type of relationship. The spacing and separation distance between the proposed rear elevation of the new dwelling and the flank (side) elevation of No.42 Graveney Place would be approximately 17.1 metres, exceeding these guidelines. To further mitigate the impact on this neighbouring property, the proposed new dwelling would be situated in line with the existing double garage located towards the front of this neighbouring property. The proposed development will therefore not result in the rear garden of this neighbouring property being unacceptably affected. The proposed development is not considered to have a harmful impact on the amenity of this neighbouring property.

5.13 There are no other properties which directly adjoin the site. Overall the proposed development would comply with saved policy D1 (iii) of Milton Keynes Local Plan 2001 – 2011 and Section 7 of the National Planning Policy Framework 2012.

5.14 Impact on Parking Provisions/Access

Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Parking Standards Supplementary Planning Document 2016 (SPD). The policy states:

“Development proposals should meet the following vehicle parking requirements: ii) On-site parking should not be reduced below the maximum standard if it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls.”

5.15 The application site is located within Zone 3 of the Appendix A: Maps of Parking Standards Zones in the Milton Keynes Parking Standards, 2016 Supplementary Planning Document. For a dwelling with two or more bedrooms in Zone 3 there is a requirement for two on-plot parking spaces to be provided. Two on-plot parking spaces are also required to be provided to serve the host dwelling (No.26 Belsize Avenue, Springfield). The existing parking arrangement for No.26 Belsize Avenue is not be affected as a result of the proposed development and can accommodate two on-plot parking spaces. Two on-plot parking spaces are been provided towards the north-

east of the proposed new dwelling in accordance with the size of parking space guidelines outlined in Section 7.9 of the Parking Standards, 2016, Supplementary Planning Document. To ensure this requirement is retained it is recommended a condition is imposed on any planning permission requiring the parking area to be retained in perpetuity.

5.16 Overall it is considered that there are no adverse impact on parking provisions and the sites access. The proposal would accord with saved policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016 Supplementary Planning Document.

5.17 Other Matters

Concerns have been raised regarding the host dwelling (No.26 Belsize Avenue) potentially becoming self-contained apartments. Planning permission for the change of use from a single family dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) or the sub-division of the host dwelling would be required. Each application is assessed on its own individual merits and what is proposed. The proposal is for the erection of a new dwelling, with the host dwelling remaining as a single family unit. The concerns raised regarding any potential, future planning applications should not be taken into consideration. An assessment can only be made on the scheme proposed.

5.18 A further concern was raised in relation to the possibility of altering the addresses of neighbouring properties in order to accommodate the new dwelling. This is not a material planning consideration and should not form part of any assessment in this scheme.

5.19 Conclusion

The proposed development is considered to adhere to the provision of the local and national planning policies. It is recommended that planning permission be granted subject to the conditions set out in Section 6.0 of this report.

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 approved development shall be carried out in accordance with the following drawings/details:

Proposed Site Plan 16605 03 as electronically registered on 09th May 2016
Street Elevation 16605 05 as electronically registered on 09th May 2016
Landscape Plan 16605 04 as electronically registered on 09th May 2016
Existing Site Plan and Location Plan 16605 01 Rev A. as electronically registered on 09th May 2016
Plan and Elevations 16605 02 Rev B. as electronically registered on 09th May 2016

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)

3. The external materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced.(M03)

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

4. No part of the development hereby permitted shall be occupied until the parking area shown on the approved plans has been laid out and surfaced in accordance with 3d Architects, Proposed Site Plan 16605 03. Thereafter the parking area shall only be used for the parking of vehicles in connection with the development the subject of this permission.

Reason: To ensure adequate on-plot parking provisions in accordance with the provisions of saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and the Parking Standards, 2016, Supplementary Planning Document.

5. No building or other site works likely to cause nuisance to adjoining occupiers shall be carried out before 8.00 am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays, or at any time on Sundays or Bank Holidays.(S04)

Reason: To limit the detrimental effect on adjoining occupiers by reason of noise and disturbance and to accord with saved policy D1 (iv) of the Milton Keynes Local Plan 2001-2011.

6. Notwithstanding the development hereby approved, prior to the

commencement of works details of the means of access serving the dwelling shall be submitted and approved in writing by the Local Planning Authority. The development shall not be occupied until the access has been altered and constructed in accordance with the approved details and the Milton Keynes Council's guide note "Residential Vehicle Crossing Details" and shall be retained as altered thereafter.

Reason: To minimise danger and inconvenience to highway users and to accord with saved policy D1 (vi) of the Milton Keynes Local Plan 2001-2011.

7. Full details of the proposed finished floor, eaves and ridge level of all buildings and the finished ground levels in relation to existing surrounding ground levels and finished floor, eaves and ridge height of neighbouring properties shall be submitted to and approved by the Local Planning Authority prior to the development commencing. Development shall be undertaken in accordance with the approved levels.

Reason: To ensure that development is carried out at suitable levels.

8. All existing trees, woodlands and hedges to be retained are to be protected according to the provisions of BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations.'

All protective measures including the fencing and ground protection must be put in place first and be approved by the Local Planning Authority, prior to any other work commencing on site (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) The fencing shall be of the same specification as that depicted in figure 2, page 20 and ground protection as specified in 6.2.3.1 - 6.2.3.5 pages 21/22 in BS 5837: 2012.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Once erected the local authority tree officer shall be notified so the fencing can be inspected and approved.

The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

Prior to the commencement of any development the developer shall submit details of the proposed layout and general arrangements of the site in relation to the trees to be retained. In particular details of storage areas including what substances will be stored and where, locations of car parking, welfare facilities, cement plant, fuel storage and where discharge, filling and mixing of

substances will take place. The details should include site levels to enable risks posed to trees to be quantified. The RPA will be amended as the arboriculture officer feels appropriate after taking account of the details submitted.

No fire shall be lit such that it is closer than 20 metres to any tree or that flames would come within 5 metres of any part of any tree.
Earthworks, level changes, service runs, foundations and all other works involving excavation should not be located within the root protection areas.

Reason: To ensure that all existing trees are protected throughout the construction process and comply with saved policy D1 (v) of the Milton Keynes Local Plan 2001 - 2011

9. During the construction phase, the existing access which is shown on drawing number: 16605 03 which is to be modified to become a 1200mm path shall be closed off or kept locked to ensure the building contractors do not access the root protection areas of T1 and T2.

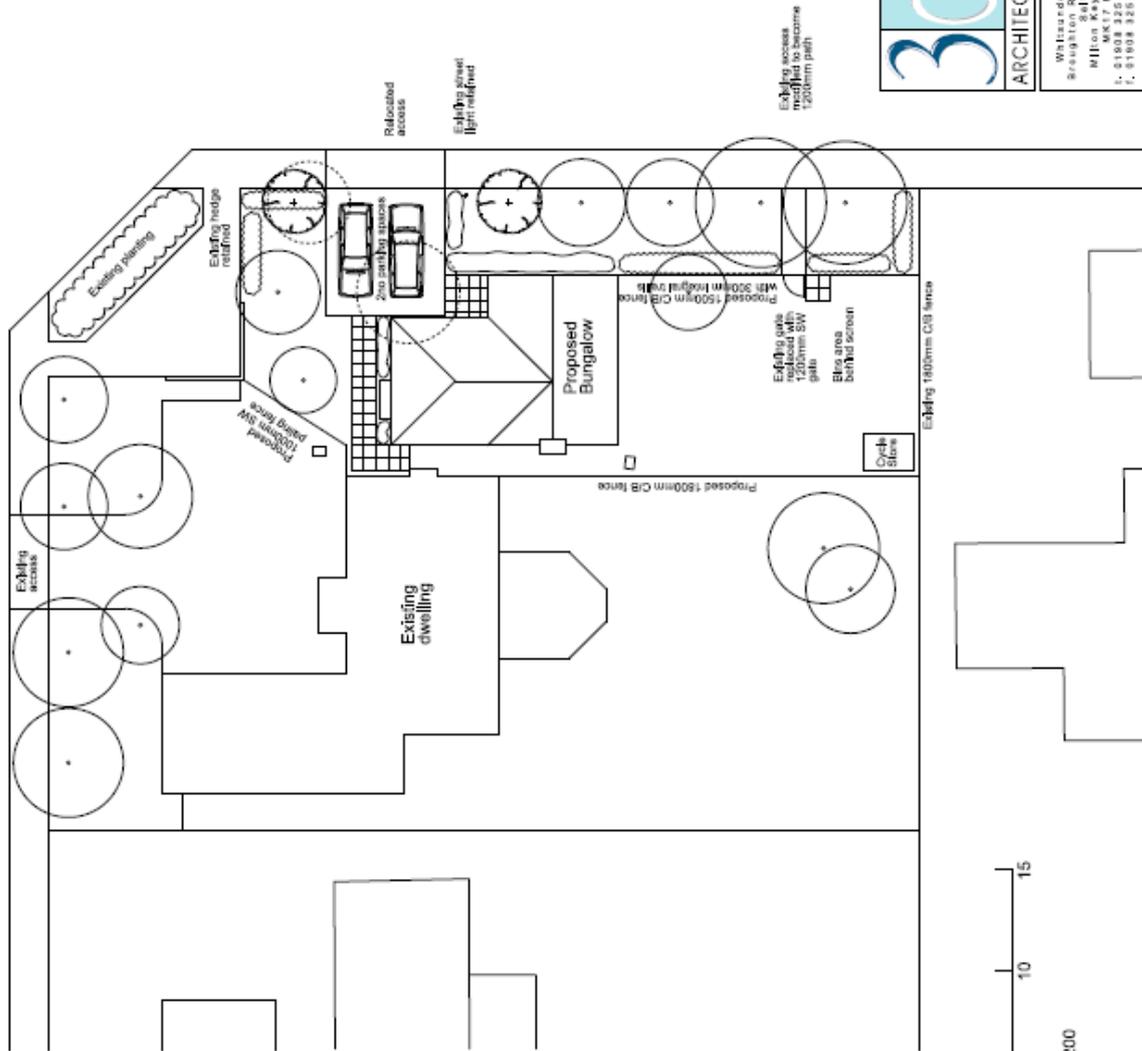
Reason: To ensure that all existing trees are protected throughout the construction process and comply with saved policy D1 (v) of the Milton Keynes Local Plan 2001 - 2011

10. The landscaping scheme, drawing number 16605 04 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.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area to accord with saved policy D2 (v) of the Milton Keynes Local Plan 2001-2011.

11. Prior to the first occupation of the dwelling hereby approved, the fencing shown on drawing number 16605 03 shall be erected and retained in perpetuity.

Reason: To safeguard the amenity and privacy of the adjoining residential occupiers and to accord with saved policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.



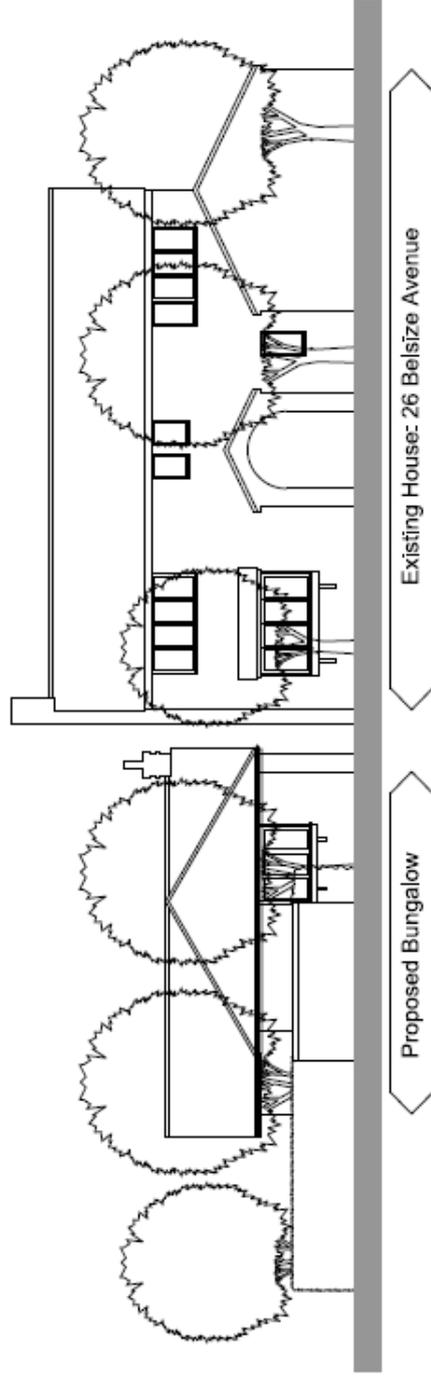
SITE PLAN



Metre scale at 1:200

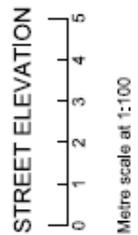
	ARCHITECTS Watourdale Brisbane Milton Keynes T. 01908 326 230 F. 01908 326 231 info@30architects.com		Project Proposed One Bed Dwelling 28 Bakke Avenue Springfield	Drawing no. 03	Rev. -
	Client Mr & Mrs Brown	Date May 16	Drawn KW	Checked KW	Scale 1:200 @A3

Title Proposed Site Plan	Date May 16
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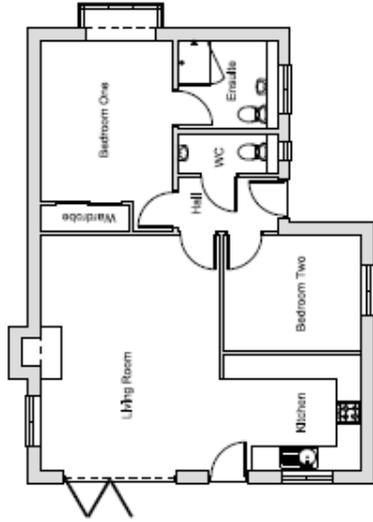


Proposed Bungalow

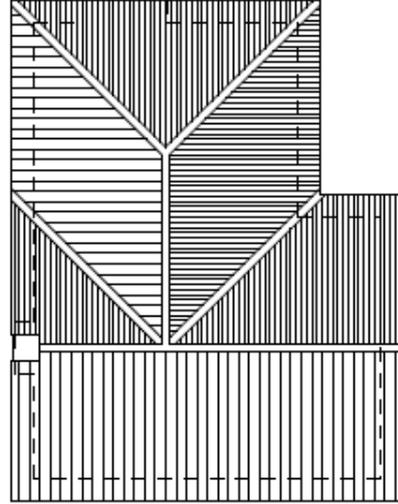
Existing House: 26 Belize Avenue



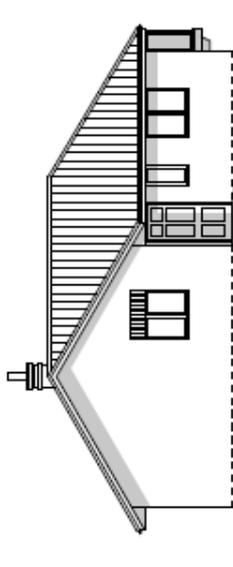
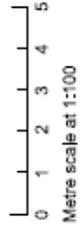
	project Proposed Two Bed Bungalow 26 Belize Avenue, Springdale Milton Keynes, MK9 3LB		job number 16605
	drawing title Street Elevation		drawing no. 05 rev. - date May 16
ARCHITECTS Watkinson Architects 30 Milton Keynes MK9 3BU T. 01908 325 231 F. 01908 325 231 info@30architects.co.uk		client Mr & Mrs Brown	
		drawn KW	checked KW
		scale 1:100 @ A3	



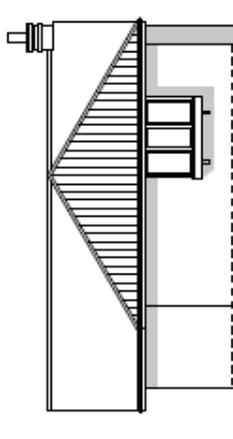
Plan



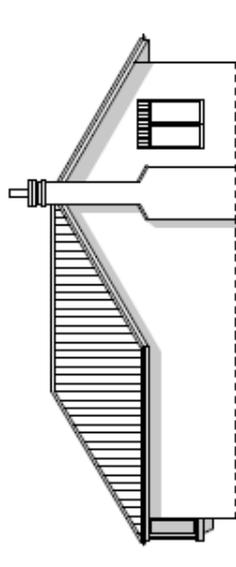
Roof Plan



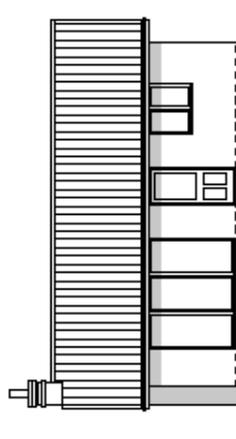
North East Elevation



North West Elevation



South East Elevation



South West Elevation

EXTERNAL MATERIALS

- Roof: Redland Robert concrete interlocking tiles - brickland
- Brickwork: Brown
- Eaves: SW stained dark brown
- Gutters: Black uPVC
- Walls: Red multi facing bricks
- Windows: Dark brown composite
- Front door: Dark brown composite
- Drives: Manisalis Driveset Tegula
- Paving: Pitra permeable paving - Bracklen



ARCHITECTS

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Rev B 04/05/2016 Roof plan added, KW Rev A 15/02/2016 Elevation added and general layout amended, PW

project

Proposed Two Bed Bungalow
26 Belbazo Avenue, Springtok
Wilton Keynes, MK9 3LB

Table number

16605

drawing no.

02

rev.

B

date

Dec 15

drawn

PW

checked

KW

scale

1:100 @ A3

client

Mr & Mrs Brown

Appendix to 16/01205/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 None

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 Environmental Health Manager

Noted

No comments received.

A3.2 Landscape Architect

Noted. See section 6 condition 8.

No objection to the submitted proposals, subject to tree protection conditions recommended by the tree officer.

There is a strong landscape framework along this street consisting of tree lines on both sides of the street and predominantly laurel hedges to boundaries of gardens, all of which is located within private gardens. It is important to protect the character provided by the trees ideally in their retention and protection during construction works.

The existing trees are covered by a TPO. This application should be referred to the Arboricultural Officers and their comments received prior to determination.

The boundary fencing treatment is acceptable.

A3.3 Cranfield Airport

Noted

No comments received.

A3.4 **British Waterways**

Noted.

Raised no comments

A3.5 **Landscape Services Manager - Trees**

Noted. See section 6 conditions 8 and 10.

I have no objections to the proposals but I comment that the existing pedestrian access between trees T1 and T2 should not be used as an access for the contractors during the building phase. It should be closed off or kept locked so the building contractors do not access the root protection areas of the trees.

Suggested conditions;

1. All existing trees, woodlands and hedges to be retained are to be protected according to the provisions of BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' All protective measures especially the fencing and ground protection must be put in place first, prior to any other work commencing on site (this includes vegetation clearance, ground-works, vehicle movements, machinery / materials delivery etc.) The fencing shall be of the same specification as that depicted in figure 2, page 20 and ground protection as specified in 6.2.3.1 - 6.2.3.5 pages 21/22 in BS 5837: 2012.

Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Once erected the local authority tree officer shall be notified so the fencing can be inspected and approved.

The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations, personnel, structures, tools, storage and materials, for the duration of the construction phase.

The developer shall submit details of the proposed layout and general arrangements of the site in relation to the trees to be retained. In particular details of storage areas including what substances will be stored and where, locations of car parking, welfare facilities, cement plant, fuel storage and where discharge, filling and mixing of substances will take place. The details should include site levels to enable risks posed to trees to be quantified. The RPA will be amended as the arboriculture officer feels appropriate after taking account of the details submitted.

No fire shall be lit such that it is closer than 20 metres to any tree or that flames would come within 5 metres of any part of any tree.

Earthworks, level changes, service runs, foundations and all other works involving excavation should not be located within the root protection areas.

2. The development shall be implemented in complete accordance with the recommendations outlined in the submitted document 3D architects drawing; "*Landscape Plan 16605 / 04*" registered by the Local Planning Authority on **(date)**.

A3.6 Parish - Campbell Park

The Planning & Policy Committee of Campbell Park Parish Council considered this application at its meeting on the 6th June 2016. Noted and discussed in paragraphs 5.6 to 5.9

The Committee resolved to object to the application on the grounds that the proposed development would result in an over development of the site and alter the street scene.

A3.7 Ward - Campbell Park And Old Woughton - Cllr Brackenbury Noted

No comments received.

A3.8 Ward - Campbell Park And Old Woughton - Cllr McDonald Noted

No comments received.

A3.9 Ward - Campbell Park And Old Woughton - Cllr McCall Noted

No comments received.

A3.10 Local Residents Noted

The occupiers of the following properties were notified of the application:
26, 28, 45, 47A, 47B, 47C, 47D, 47E & 49 Belsize Avenue
Springfield Milton Keynes

41, 42 & 43 Graveney Place Springfield Milton Keynes

A3.11 One **Third Party** representation was received from No.42 Graveney Place raising the following objections: Noted and discussed in paragraph 5.17

- Potential use of existing detached property
- Possible change to neighbouring property's postal address Noted and discussed in paragraph 5.18