

**Application Number: 16/03081/FUL
Other**

Loft conversion including 3x pitched roof dormers and roof light to front roof slope and roof lights to rear roof slope

AT 46 Randall Drive, Oxley Park, Milton Keynes

FOR Mr CULLEN

Target: 20th December 2016

Ward: Tattenhoe

**Parish: Shenley Church End Parish
Council**

Report Author/Case Officer: Matthew Pearce

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Team Leader: Sarah Hine North West Team Manager

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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 to an objection from Shenley Church End Parish Council.

1.3 The Site

The application site contains a two storey dwelling located close to the end of Randall Drive, Oxley Park. Beyond the end of Randall Drive is Gomez Close, the dwelling on this road are of the same scale and design as those on this part of Randall Drive. The dwelling is stone built with concrete roof tiles and white uPVC windows. The site also contains a single garage attached to a single garage for No. 48 Randall Drive which is located to the north. In front of the garage are two tandem parking spaces. The front of the application dwelling looks west out over an area of open land towards Whaddon park. To the rear of the application site are No's. 40 & 42 Randall Drive.

1.4 The Proposal

The application seeks permission for a loft conversion including three pitched roof dormers and one roof light to the front roof slope and one roof light to the rear roof slope. The proposed loft conversion will create one additional bedroom, creating a total of 5 bedrooms in the application dwelling, as well as a bathroom and a storage area.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Paragraph 7 – Requiring Good Design

Paragraph 17 – High Quality Design

Paragraph 64 – Impact of Character and Appearance of the Area

2.2 Local Policy

Core Strategy

CS13 Ensuring High Quality, Well Designed Places

Milton Keynes Local Plan 2001-2011 (saved policies)

D1 Impact of Development Proposals on Locality

D2 Design of Buildings

T15 Parking Provision

Supplementary Planning Documents

Milton Keynes Parking Standards 2016

New Residential Development Design Guide 2012

3.0 MAIN ISSUES

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

3.1 Principle of Development

3.2 Design of Building

3.3 Impact on Locality

3.4 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 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 of Development

Saved Policy D2 of Milton Keynes Local Plan 2001 – 2011 states that all new buildings and extensions to buildings must relate well to the surrounding area and sets out the criteria which governs the designs of new buildings and extensions to existing buildings to make sure they create a positive contribution to the environment. The loft conversion and dormer windows would therefore be acceptable in principle, subject to the extension not detracting from the character of the original building or the character of the local area and other material considerations such as impact on neighbouring amenity and parking provision.

5.2 Design of Building

Saved Policy D2 of Milton Keynes Local Plan 2001 – 2011 allows for extensions and alterations to buildings so long as the scale and design does not detract from the character of the local area or the original building.

- 5.3 The local area in this part of Randall Drive is characterised by large detached houses which are fairly uniform in design and materials. No. 48 Randall Drive and No's. 11 & 13 Gomez Close have dormer windows and rooflights with habitable space in the loft. As such, the proposed dormer windows and rooflights would not be out of keeping with the local area and would not therefore detract from the character of this part of Randall Drive. The materials proposed for this development will be visually similar to the existing materials of the application dwelling and other dwellings in the local area. As such, this proposal is not considered to adversely affect the character of the local area or original building.

- 5.4 The proposed development would be in accordance with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 and guidance within the National Planning Policy Framework 2012.

5.5 Impact on Locality

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

- 5.6 The proposed dormers and roof-light would be located on the front roof slope

of the application dwelling and would look out onto the area of open land to the west. As such, the proposed dormer windows would not create a loss of privacy to neighbouring properties nor would they create a loss of light or visual intrusion. The roof-light on the rear elevation will face back onto the residential garden of the application dwelling and over No's 40 & 42 Randall Drive. The roof-light is considered acceptable in terms of adverse loss of privacy given its height in the roof slope and the main outlook being provided by the dormer windows to the front.

- 5.7 The proposed development would be in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and guidance within the National Planning Policy Framework 2012.

5.8 **Parking Provision**

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 Milton Keynes Parking Standards SPD 2016. The policy states:

“Development proposals should meet the following vehicle parking requirements:

- i) Car parking provision must not exceed the Council's maximum standards*
- 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.”*

- 5.9 The application site currently has two on-plot parking spaces located in front of the detached garage to the northern side of the application site and the proposal does not provide any additional parking provision. Under the Milton Keynes Parking Standards a 4 bedroom dwelling and a 5 bedrooms dwelling in this location have the same parking requirements, 2 allocated spaces. As such, no additional parking provision is required. Whilst the Parish Council consider additional parking should be provided, Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 looks to ensure that overprovision of parking is not create by providing more spaces than the maximum standard. As such, it is considered that the proposal would not create on-street parking to the detriment of the highway.

- 5.10 The proposed development would be in accordance with Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and Milton Keynes Parking Standards SPD 2016.

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 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.

Appendix to 16/03081/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

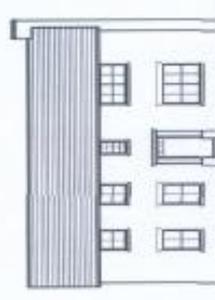


BLOCK PLAN - 1:500

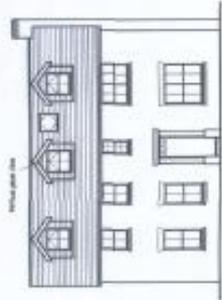


LOCATION PLAN - 1:1250

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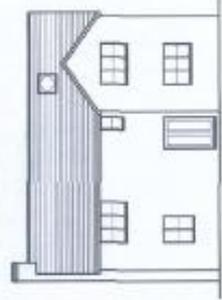
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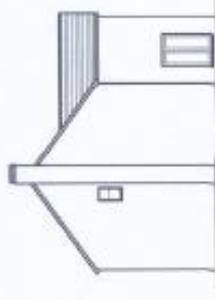
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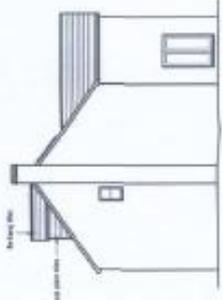
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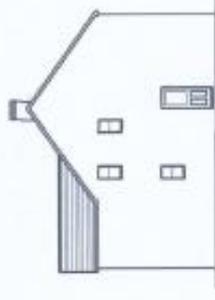
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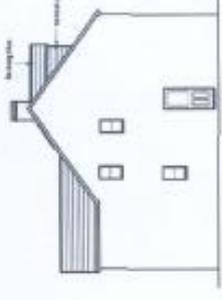
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



Mr CULLEN & Mrs WESSON

46 Rowland Drive, Oakley Park,
Milton Keynes, MK1 6Z

PROPOSED LOFT CONVERSION

Drawn by: [Name]
Checked by: [Name]
Date: [Date]
Drawing number: 1310 / 09 - 16

This drawing is not to be used for any other purpose without the written consent of Kingsmead Architects & Landscapers.

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 - Shenley Church End (Objection)	Noted and addressed in paragraphs 5.8-5.10
	The Parish Council are concerned that this proposal is an overdevelopment of the property. Whilst it is understood that the parking allocation remains at 2 spaces parking is a big issue in Oxley Park and to increase the size of the property by 2 additional bedrooms making it 6 bed roomed and not providing any additional parking appears short sighted.	
A3.2	Ward - Tattenhoe - Cllr Morla (No comments received)	Noted
A3.3	Ward - Tattenhoe - Cllr Bald (No comments received)	Noted
A3.4	Ward - Tattenhoe - Cllr Small (No comments received)	Noted
A3.5	Local Residents The occupiers of the following properties were notified of the application: 40, 42, 44 & 48 Randall Drive Oxley Park Milton Keynes	
A3.6	No third party representations were received	Noted