

Application Number: 18/00737/FUL**Description** First floor extension above existing flat roofed bungalow and erection of detached triple garage**AT** 1 The Beeches, Bletchley, Milton Keynes, MK1 1BJ**FOR** Mr & Mrs Keith & Sara Pirie**Target:** 28th June 2018**Extension of Time:** Yes**Ward:** Bletchley East**Parish:** Bletchley & Fenny
Stratford Town Council**Report Author/Case Officer:** Lakeisha Peacock Planning Officer**Contact Details:** Lakeisha.Peacock@milton-keynes.gov.uk
01908 254374**Team Manager:** Sarah Hine - 01908 252283, Sarah.Hine@milton-keynes.gov.uk

1.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

1.1 It is recommended that permission is granted subject to conditions as set out in this report.

2.0 INTRODUCTION

(A brief explanation of what the application is about)

2.1 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.

2.2 Reason for referral to committee

The application is referred to Development Control Panel for determination as ten separate neighbours and third parties have requested that the application be referred to Development Control Panel.

2.3 The Site

The application site contains a detached single storey residential dwelling with an existing flat roof located in the small close of The Beeches off Staple Hall Road. The close contains one other single storey dwelling. To the north of the site is Staple Hall Road, which is characterised by both single storey and two storey dwellings. There are single storey dwellings located to the immediate east of the site, with two storey residential dwellings also located to the west. To the south of the site are rear gardens associated with two storey residential dwellings.

2.4 The Proposal

The application seeks planning permission for the proposed first floor extension above the existing flat roofed bungalow in order to provide habitable rooms and the erection of a detached triple garage.

3.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

3.1 National Planning Policy

National Planning Policy Framework
Paragraph 17 Core Planning Principles
Section 7 Requiring Good Design

3.2 Local Policy

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

D1 Impact of Development Proposal on Locality
D2 Design of Buildings
D2A Urban Design Aspects of New Development
T15 Parking Provision

Milton Keynes Core Strategy 2013

CS13 Ensuring High Quality, Well Designed Places

New Residential Development Design Guide 2012 (Supplementary Planning Document)

Milton Keynes Parking Standards 2016 (Supplementary Planning Document)

3.3 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.4 Equalities Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

4.0 MAIN ISSUES

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

Principle of Development
Design of Development
Impact of Residential Amenity
Parking and Highways

5.0 CONSIDERATIONS

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

Principle of Development

5.1 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 sets out the criteria which govern the design of new buildings and extensions to existing buildings. This policy ensures the design of any proposed extension will relate well to the surrounding area and character of the original building. The last sentence of this policy states that "extensions to existing buildings will only be permitted providing the scale of the proposed does not detract from the character of the original building".

Therefore, an extension to the dwelling would be acceptable in principle providing that:

- There would be no unacceptable impact on the amenity of neighbouring residents
- The design would not detract from the character and appearance of the original building or local area
- There would be adequate parking provision

Design of Development

5.2 Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013 require the Council to have particular regard to the design and visual impact of new development and to the context in which it is placed.

5.3 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 states that development proposal 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

5.4 Due to the location of the application site, the application dwelling is significantly set back from Staple Hall Road, from which the small close is accessed through a

shared access road with No. 2 The Beeches. Due to this location, the proposed developments would not be highly visible from the streetscene of Staple Hall Road or The Beeches, the close in which the site is located. The proposed development, however, would be visible from the rear gardens associated with dwellings located on Staple Hall Road, to the north of the site. In regard to the proposed first floor extension, the surrounding area is characterised by a mix of both single storey and two storey residential dwellings, with the neighbouring single storey dwelling, No. 2 The Beeches, also featuring a pitched roof.

- 5.5 Amended plans were received from the agent reducing both the height and the pitch of the proposed roof in order to reduce the scale and massing of the development. The design features an approximately 6.3 metre high roof with eyebrow dormers and rooflights to the front and rear roofslopes. It is noted that the proposed development will appear as a substantial addition to the main dwelling and will increase the scale and massing of the property and is of a higher ridge height than the roof of the neighbouring dwelling, No. 2 The Beeches. Due to the character of the local area and existing pitched roof of No. 2 The Beeches, the proposal is considered to be acceptable given the context of the local area. This element of the proposal is considered to be in scale with and relate well to the surrounding area. Although the proposed pitched roof would differ from the character of the existing dwelling, it would not have a detrimental impact on the existing dwelling, particularly given the character context of the area. Harm would not be caused by the proposed development in this regard.
- 5.6 The materials to be used are also considered acceptable within the residential context of the area.
- 5.7 The proposed detached garage would be visible from the rear gardens of dwellings located to the north of the application site, however due to the setback of and access to the application site, this element would not be highly visible from the public realm. It is noted that the proposed development is a two storey addition with rooflights to the rear and front roofslopes. This element of the proposal, however, is considered to be of an acceptable scale and design in the context of the local area and is therefore considered not have a detrimental impact on the character and appearance of the local area and would integrate satisfactorily in the context of a residential dwelling. The materials used are considered to be acceptable within the residential context and would integrate satisfactorily with the main dwelling and its setting. Again, harm would not be caused by the proposed development in this regard, and as such, the proposed development accords with Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

Impact of Residential Amenity

- 5.8 Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 states that planning permission will be refused if the development would be harmful in that it would cause an "unacceptable visual intrusion or loss of privacy, sunlight and daylight". Saved Policy D1 (iv) also states that planning permission will be refused for development that would be harmful in that it would cause an "unacceptable pollution by noise, smell, light or other emission to air, water or land".

- 5.9 The proposed first floor extension above the existing flat roof bungalow would be located approximately 4 metres from the boundary of neighbouring dwelling, No. 2 The Beeches. Amended plans were received reducing the ridge height and pitch of the proposed roof in order to reduce both the scale of the development and the potential visual intrusion as a result of the development. Due to the orientation of the existing dwelling and its relationship with No. 2 The Beeches, located to the east of the site, the existing dwelling sits slightly forward of the rear elevation of No. 2. As such, it is noted that this relationship, in combination with the ridge height of the proposed roof, may create a loss of sunlight and daylight to No. 2 The Beeches. Due to the orientation of the dwellings, however, this impact if considered to be minimal and would cause a limited amount of loss in the mornings of the summer months. In addition to this, due to the orientation and location of the existing dwelling, the proposed first floor addition is considered not to infringe on the 45 degree line of sight from the affected windows located on the rear elevation of No. 2 The Beeches. The closest window to the proposed development is located approximately 8 metres from the side elevation of the existing dwelling. The proposed development is therefore considered not to create an unacceptable visual intrusion or loss of sunlight and daylight to No. 2 The Beeches.
- 5.10 There are no openings proposed to the side elevations of this element of the proposal ensuring there is no adverse loss of privacy to No. 2 The Beeches. The proposed dormer windows and rooflights are located approximately 2 metres higher than the existing openings to the ground floor front and rear elevations and as such the views from these openings are considered to be minimal, and not greater than what would normally be expected in a residential area. As a result, the proposed development is considered not to create an adverse loss of sunlight, daylight or privacy on the amenity of No. 2 The Beeches.
- 5.11 In regard to the properties located to the rear of the application site, objections have been received in regard to a loss of privacy as a result of the proposed dormers and rooflights to the front roofslope of the first floor extension. The New Residential Development Design Guide 2012 outlined the minimum rear to rear first floor separation distance in order to ensure there is no adverse loss of privacy as a result of any development. The recommended distance is 22 metres. It is noted that the proposed first floor extension will have a front to rear relationship with these dwellings, and while this is not mentioned with the Residential Design Guide 2012, given the nature of the relationship between the application site and neighbouring dwellings, in this instance it would be appropriate to assess the development against the separation distance outlined.
- 5.12 The dwellings located on Staple Hall Road, located to the north of the site, are located approximately 34 metres, at their closest, from the proposed dormers and rooflights as proposed as part of the development. As such, this element of the proposal is would not create an adverse loss of privacy to neighbouring dwellings to the north of the site. Due to this separation distance, the proposed development is considered not to create an adverse loss of sunlight, daylight or an unacceptable visual intrusion.
- 5.13 It is acknowledged that the proposed development will increase the number of bedrooms from four to ten. Objections have been raised in regard to an increase in

noise as a result of the number of bedrooms, however the increase in the number of bedrooms is considered not to create a significant increase in noise from the site than what would be expected in a residential area.

- 5.14 The proposed detached triple garage is located approximately 5 metres from the rear boundaries of dwellings located on Staple Hall Road to the north of the site. This element of the proposal is approximately 5.6 metres high with rooflights proposed to both the front and rear roofslopes of the garage. It is acknowledged that, due to the proximity of the proposed development to the rear boundaries of these dwellings, this part of the proposed development would be a noticeable addition, however, the scale of the development is considered to be acceptable and would not to create an unacceptable visual intrusion or loss of sunlight and daylight to dwellings. The proposed rooflights sit high within the roofslopes of the proposed garage at approximately 1.5 metres above finished floor level and as such the views from these will be limited and non-intrusive. As such, this element of the proposal is considered not to create an adverse loss of privacy, sunlight and daylight or an unacceptable visual intrusion to neighbouring dwellings.

Parking and Highways

- 5.15 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 2016 (Supplementary Planning Document 2016). The policy states:

"Development proposals should meet the following vehicle parking requirements:

ii) On-site parking should not be reduced below the maximum standard it would be likely to result in off-site parking causing problems that cannot be resolved by on-street parking controls".

- 5.16 The application site is located within Zone 3 as outlined in the Milton Keynes Parking Standards 2016. The proposed development will increase to total number of bedrooms to by six, to create a ten bedroom dwelling. Section 4.4 of the Milton Keynes Parking Standards 2016 states: "Detached homes with 5+ bedrooms will generally be expected to have at least 2 on-plot, independently accessible parking spaces".
- 5.17 In this instance, due to the increase in the number of bedrooms, it is considered that more parking spaces should be required in order to ensure the safety of the Highway and shared access road. A site visit conducted showed adequate room for sufficient parking above the requirements of the Parking Standards, with approximately six vehicles parked on site. A parking plan has been submitted as a supporting document as the proposed garage will alter the current parking layout within the site. The plan submitted demonstrates three on plot allocated parking spaces. It is also considered that there is additional space for at least two more allocated spaces in addition to what has been marked on the amended plan.

6.0 CONCLUSIONS

In conclusion the proposal is in accordance with the development plan and national policy and is therefore recommended for approval subject to conditions.

7.0 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 begin before the expiration of three years from the date of this permission.

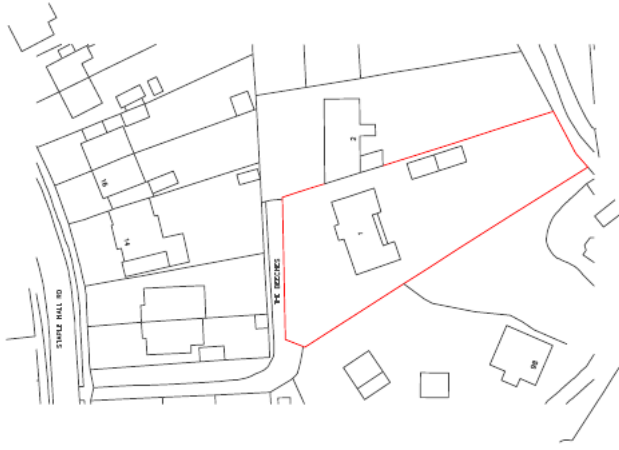
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match those of the existing building except where indicated otherwise on the approved drawings.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.

3. Prior to first occupation of the development, the parking area to the front of the dwelling, as shown on the approved plans shall be surfaced and shall be maintained as permanent ancillary to the dwelling and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1, T3 and T15 of the Milton Keynes Local Plan 2001-2011.



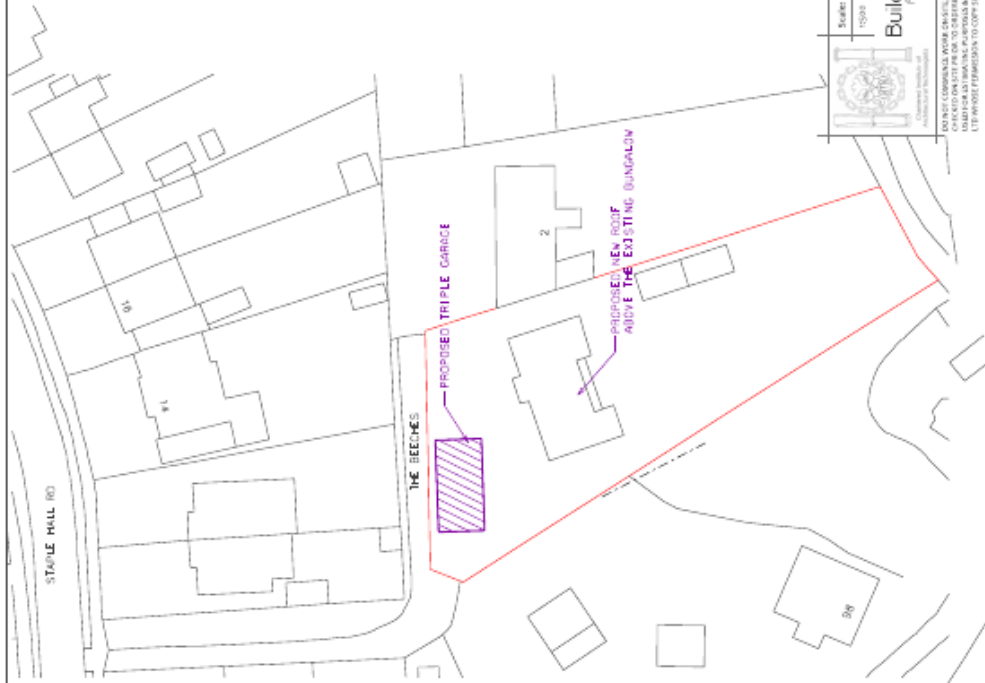
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Location Plan

	Building Technics Ltd The Bellway Group 100020449	Project Code: 1802	Planning Date: 20th May 2018	Project Address: 1 The Bellway Milling Lane M10 1BU	Building Technics Ltd Innovation Centre The Bellway Group 100020449
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Block Plan

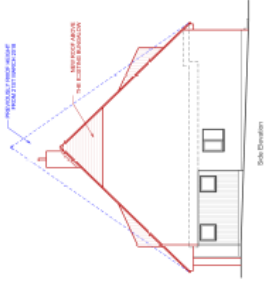
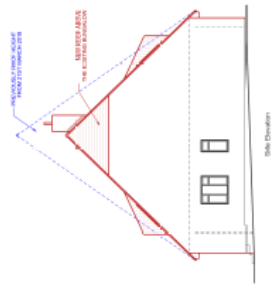
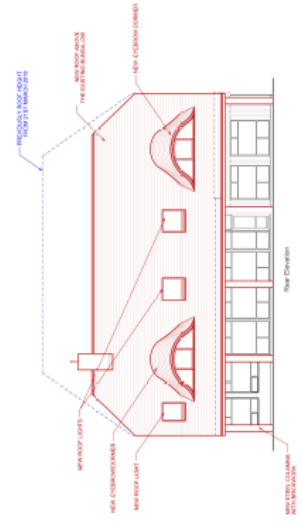
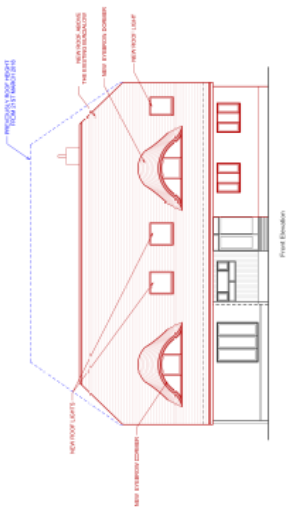
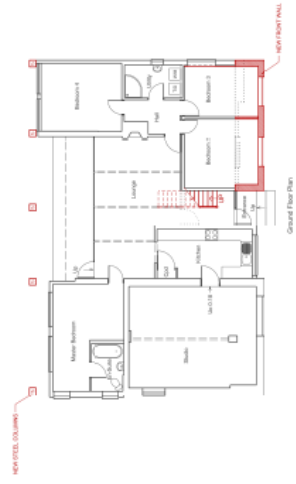
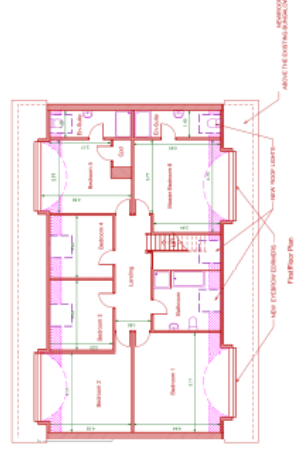
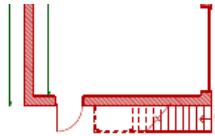
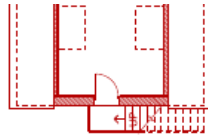
Scale	Project Code	Drawing Date	Project Address	Building Technics Ltd
1:500	TB03	21st March 2018	1 The Beeches Blossley Wilt 8U	Teston Centre Church Street Fenny Stratford Wiltshire Wiltshire Wilt 8U
Building Technics Ltd Highfields Technical Services CIPRO 3660000			www.buildingtechnics.co.uk	

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A3 SHEET 1:500



As Proposed. Revision 1

	Building Technicians Ltd 1 The Brackens Penny Stratford Wiltshire Wilt BA1 2JF	Project Name: 1 The Brackens Architect: Building Technicians Ltd Project No: BT/2018/001 01608 366000 www.building-technicians.co.uk
Scale: 1:100	Project Code: 1810	Project Address: Building Technicians Ltd 1 The Brackens Penny Stratford Wiltshire Wilt BA1 2JF
Date: 18/05/2018	Issue: 1810	Client: Building Technicians Ltd

A1 PAPER SHEET 1:100 SCALE

AS PAPER SHEET 1:100 SCALE

Appendix to 18/00737/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)

01/01070/TPO

TREE PRESERVATION ORDER CONSENT TO REDUCE LOWEST LIMB BY 4 METRES
AND LIFT CROWN TO 5 METRES OVER DRIVEWAY

PTPOZ 31.08.2001

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

Other Matters

With reference to the issue of overdevelopment of the site that have been raised through neighbour and third party objections. It is noted that the proposed development will appear as significant additions to the front area of the application site. The proposed development, however, will not affect the rear garden associated with the dwelling and it is therefore considered that sufficient private amenity space is retained. As discussed above, the proposed development is also considered not to be detrimental to residential amenity or the character or appearance of the area of existing dwelling. For these reasons the Planning Officer considered that, on balance, there is not sufficient reasoning to refuse this application on the grounds of overdevelopment.

Concerns have also been raised in regard to a potential commercial use and House of Multiple Occupation on the site as a result of the proposed development. From this information submitted as part of the application, the proposed development is considered under Use Class C3 (dwellinghouse). Any change of use to commercial premises or a House of Multiple Occupation would require an application for full planning permission to be submitted and assessed.

Comments have been received raising concerns regarding the amount of publicity for the application. Under the Council's publicity requirements, all directly adjoining neighbours were consulted as part of the application. As such, the Council has met its statutory publicity requirements under the current procedures.

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)

A3.1 Network Rail

"Network Rail has reviewed the documentation submitted by the applicant and this proposal will not impact the railway infrastructure".

A3.2 Parish- Bletchley and Fenny Stratford

"Bletchley and Fenny Stratford Town Council objects to the proposed development on the grounds that the development is not in keeping with the surrounding area because of its scale. Furthermore the Town Council has concerns about loss of light and loss of privacy for near neighbours, particularly in Staple Hall Road. In the view of the council, the size of the proposed development on the site means that the parking indicated is likely to be inadequate for the proposed use of the site".

This is dealt with in Sections 5.9, 5.10 and 5.11 of this report.

A3.3 Ward- Cllr Gowans

No comments were received at the writing of this report

A3.4 Ward- Cllr Webb

"Style and design is out of character to the local surroundings, the building would overlook bungalows close by"

The design element is dealt with in Sections 5.5 and 5.7 of this report. Concerns regarding overlooking are dealt with in Sections 5.9, 5.10 and 5.11 of this report.

A3.5 Ward- Cllr Khan

No comments were received at the writing of this report

A3.6 Neighbours and Third Parties

Thirty-one separate documents from 13 different third parties and neighbours were received objecting to the proposed development, with concerns regarding the following:

- Impact on the character of the original dwelling
- Impact on the character of the local area
- Loss of sunlight and daylight
- Loss of privacy
- An unacceptable visual intrusion
- Increase in noise disturbance from the increase in the number of bedrooms and traffic

- The scale of the proposal

These issues are dealt with within the main body of this report.

The following concerns were also raised however these are not material planning considerations:

- Loss of view
- Reduction in property value
- Covenants associated with the application site
- Overdevelopment of the plot
- Potential for commercial use or House of Multiple Occupation as a result of the development