

Application Number: 11/00515/FUL
Other

Erection of garage and green house (retrospective)

AT 20 Albert Street, Bletchley, Milton Keynes

FOR Mr Basit Ali

Target: 7th June 2011

Ward: Bletchley And Fenny Stratford

Parish: Bletchley & Fenny Stratford
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 Victorian, two storey, terraced dwellinghouse with a long narrow garden at the rear. Access to the rear of the property is via an alley/vehicular access which runs the entire length of the terrace. 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

The application relates to the retention of two outbuildings which have been erected in the rear garden of the property. One of these is described as a garage and faces directly onto the rear alley/vehicular access. Both buildings are crudely constructed from a variety of materials and take up most of the rear garden of the property. The application follows an Enforcement investigation of the works that had taken place. 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 paragraphs 60 & 61

2.2 Local Policy

Core Strategy

CS13 Ensuring High Quality, well designed places

Adopted Milton Keynes Local Plan 2001-2011

D1 Impact upon Locality

D2 Design

Supplementary Planning Guidance

None.

3.0 MAIN ISSUES

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

- 3.1 The main issue is the impact of the proposal upon the appearance of the area. Whilst the design of the structures and the materials used would not normally be considered acceptable there are similar structures in the vicinity which are of similar appearance. It is therefore considered that it would be difficult to argue that the development covered by the current application would have a significant, detrimental impact upon the character and appearance of the area.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted.

5.0 CONSIDERATIONS

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

- 5.1 Although the structures are large in terms of the area they cover they are not very tall and are only slightly higher than the 2m high walls that form the boundaries of the property with its neighbours. Whilst one of the neighbours has expressed concern about the fire risk from the materials which the structures are constructed from this is not a material planning consideration. Neither of the neighbours has raised any concerns about the appearance of the structures, loss of light or disturbance.
- 5.2 The structures are of an appearance that would not normally be considered acceptable. However, a number of other properties in this terrace have similar structures in terms of size, 'design' and materials. Several of these are permitted or lawful development (they have been up for long enough to be exempt from enforcement action). On that basis it is considered that it would be difficult to substantiate a reason for refusal based on the impact of the structures upon the appearance of the area.

6.0 CONDITIONS

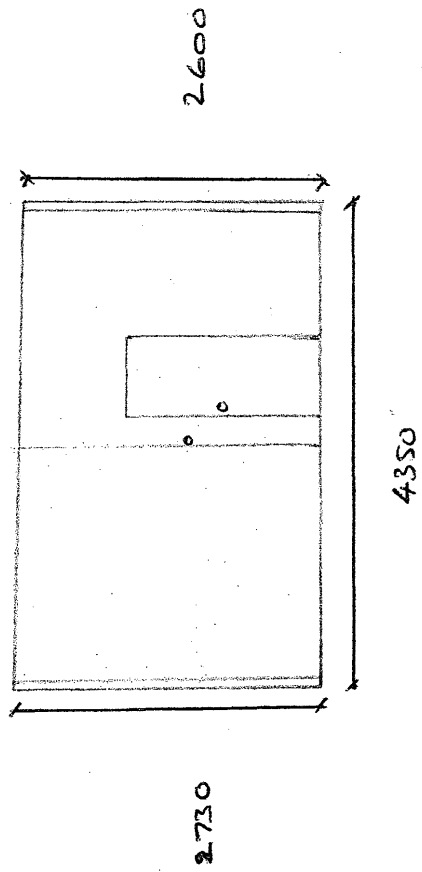
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

None are required as the application is retrospective.



Application Site

PARTLY BUILT GARAGE FRONT ELEVATION
FACING THE REAR ROAD.

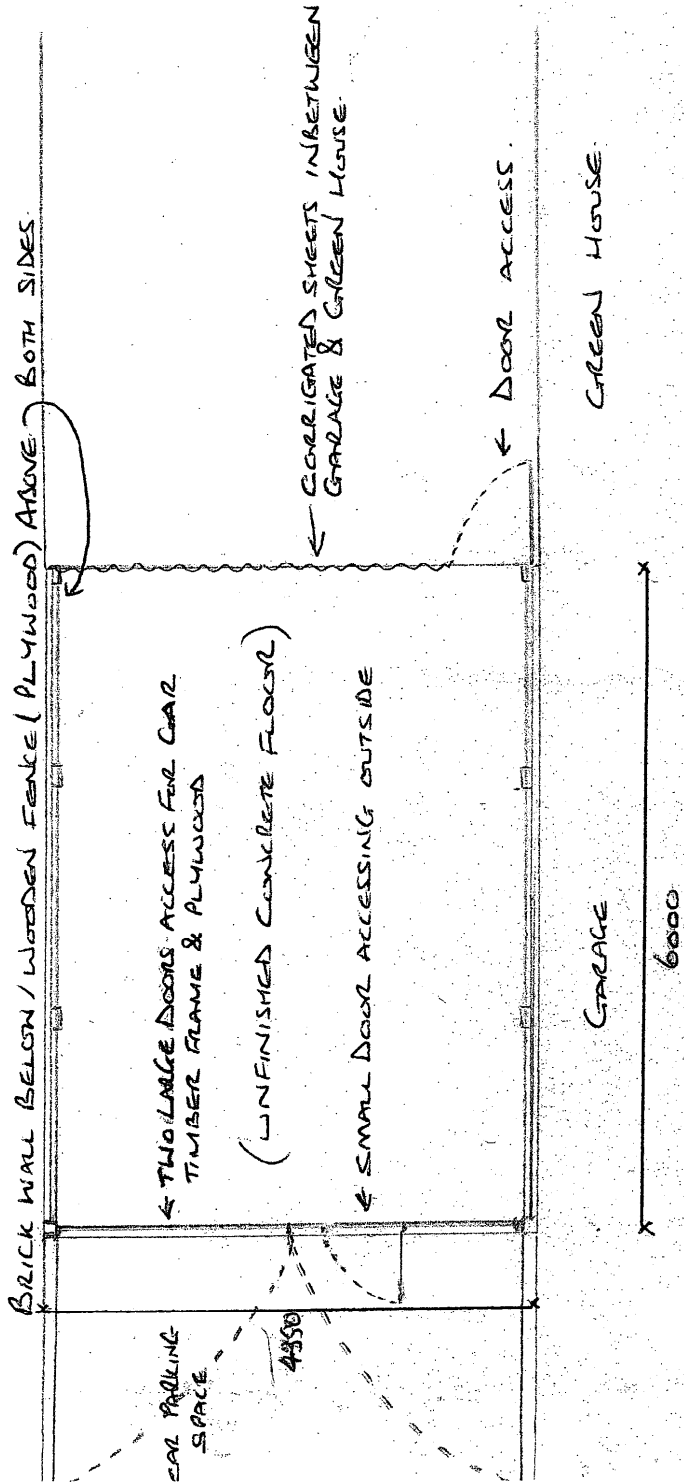


SCALE 1:50

SITE ADDRESS 20 ABBEY STREET BLETCHLEY MK27 0JG DRAWING (1) B

PARTLY BUILT PROPOSED GARAGE

LAY OUT

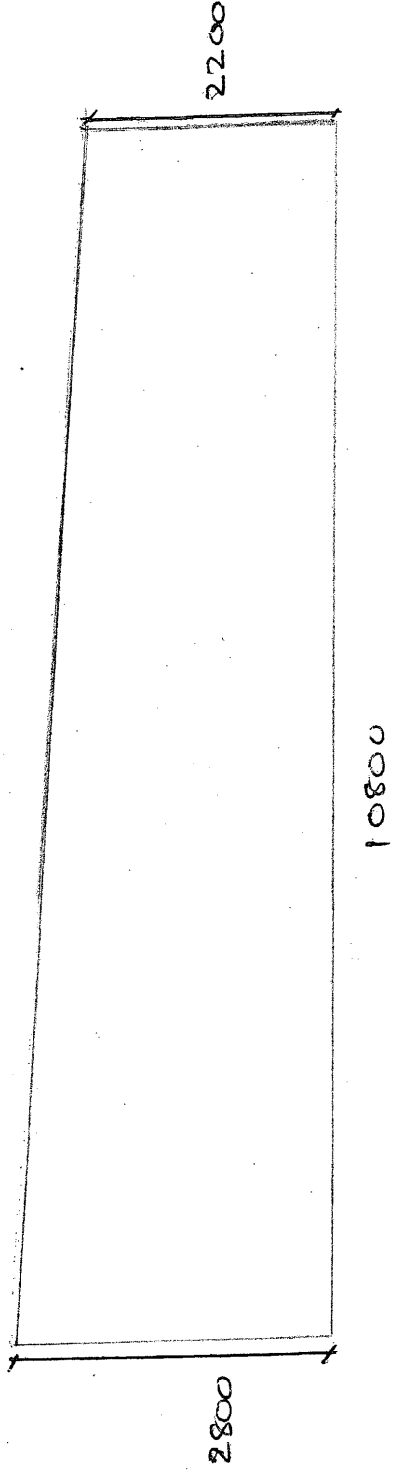


GARAGE ROOFING TO BE OF ALTHOOD & ROOF FELT. TIMBER FRAME.

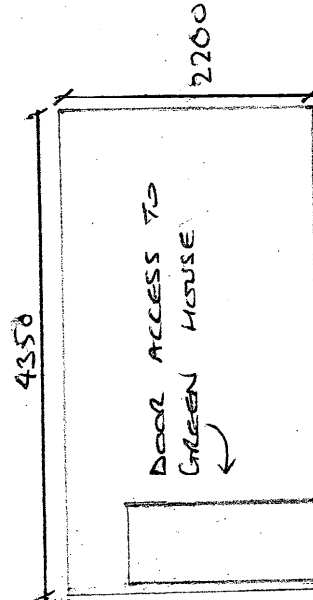
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SITE ADDRESS 20 ALBERT STREET. BLECKLEY MK22UG DRAWING ①

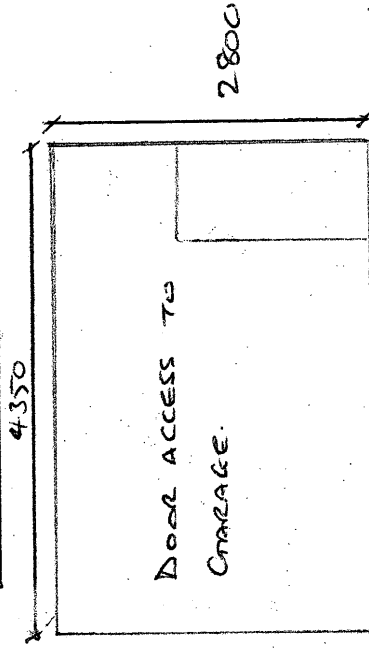
ALREADY BUILT GREEN HOUSE SIDE ELEVATION.



GARDEN SIDE ELEVATION



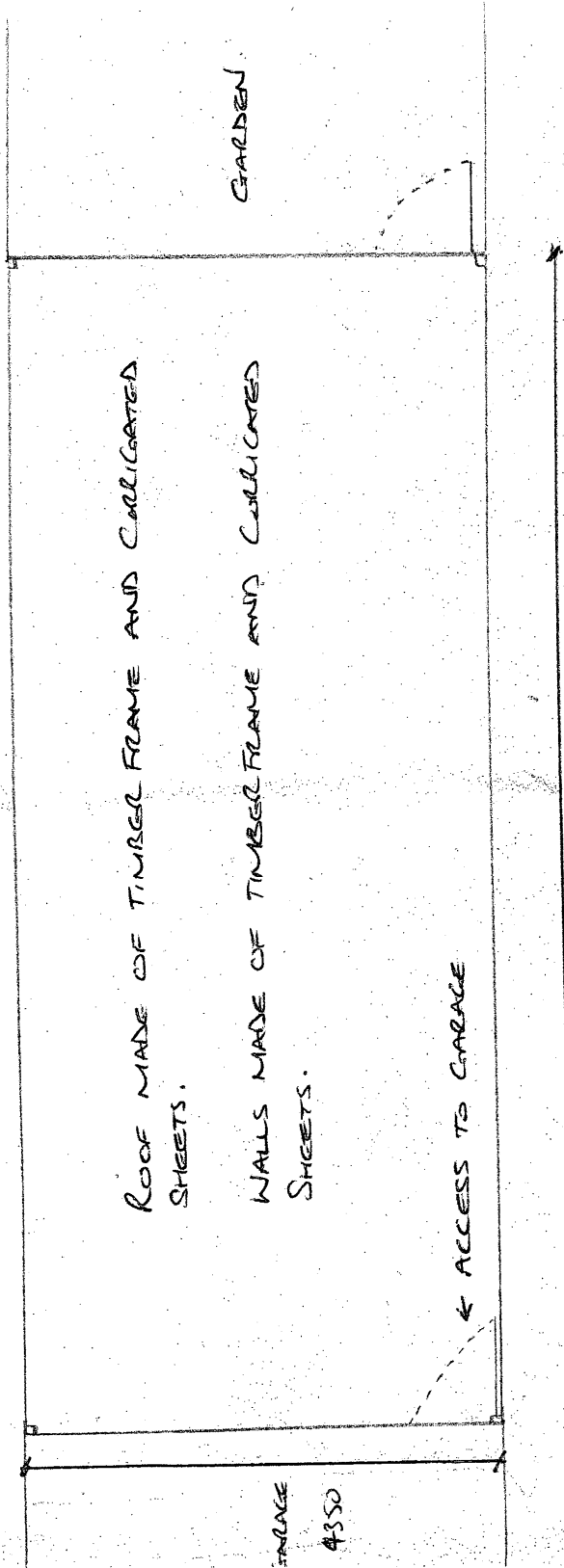
GARAGE SIDE ELEVATION.



SCALE 1:50

SITE ADDRESS 20. ALBERT STREET BLETCHLEY MK22UG DRAWING 2/A

ALREADY BUILT GREEN HOUSE LAY OUT



ROOF MADE OF TIMBER FRAME AND CORRUGATED SHEETS.

WALLS MADE OF TIMBER FRAME AND CORRUGATED SHEETS.

← ACCESS TO GARAGE

GARDEN

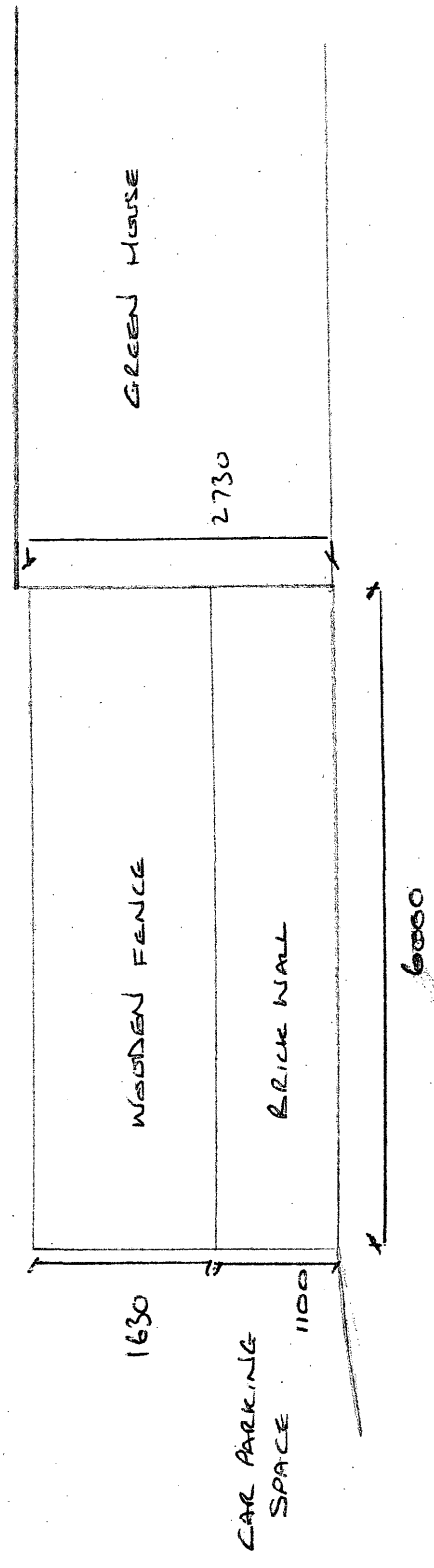
GARAGE
4350

10800

SCALE 1:50

SITE ADDRESS 20. AURELI STREET BUECHLEN NAK22UG DRAWING 2

PARTLY BUILT GARAGE (SIDE ELEVATION)



SCALE 1:50

SITE ADDRESS 20. ALBERT STREET. SLEIGHLEW MARKET DRAWING 0A

Appendix to 11/00515/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 Bletchley & Fenny Stratford Town Council

Object to the proposal on the grounds of overdevelopment and are concerned that the submitted drawings are inadequate.

There is no policy which limits the amount of development of a dwelling house except in relation to the impact upon the appearance of the area and neighbours amenity. These are discussed in paras 5.1 and 5.2 above.

Local Residents

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

18 and 22 Albert Street Bletchley Milton Keynes

17-21 (odd) Oxford Street Bletchley Milton Keynes

One neighbour has objected concerned about fire safety in terms of the materials used to construct the structures and damage to their property during construction.

Neither of these issues are material planning considerations.