

Application Number: 16/01187/FUL
Minor

Change of use from storage to form new self-contained studio dwelling

AT 32B Stratford Road, Wolverton, Milton Keynes

FOR T. Raja

Target: 27th July 2016

Ward: Wolverton

Parish: Wolverton & Greenleys Town
Council

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

- 1.1 The main section 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 consultee 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 has been reported to Development Control Panel because there is an unresolved objection from Wolverton and Greenleys Town Council and because the application does not comply with saved Policy T15 of the Adopted Local Plan.
- 1.3 **The Site**

The application relates to the ground floor of a two storey, detached building located to the rear of 32 Stratford Road. The first floor of the building is occupied as a self-contained flat, whilst the ground floor remains in use for storage. The general character of the area is a mixture of commercial and residential properties.
- 1.4 Access to the building can only be achieved from a narrow alley that runs between the rear of properties in Stratford Road and the rear of properties in Church Street. The site is situated within the Wolverton Conservation Area and the Wolverton Town centre as designated in the Neighbourhood Plan.

1.5 The Proposal

This application seeks planning permission for a change of use from storage to a residential dwelling. The proposal is to access the proposed dwelling from the same street door as currently serves the first floor flat with access to the new flat via a further doorway in the corridor that leads to the stairway serving the first floor flat. The proposed flat would provide a studio (living/bedroom) with a small kitchen and a small bathroom.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Paragraph 14 Presumption in favour of sustainable development

Paragraph 23 Ensuring the vitality of town centres

Paragraph 51 Ensuring a range of high quality homes

Paragraphs 60 & 61 Requiring Good Design

2.2 Local Policy

Core Strategy 2013

CSA General Principles

CS10 Housing

CS19 The Historic and Natural Environment

2.3 Wolverton Neighbourhood Plan 2016

Policy W2 General town Centre Development

2.4 Adopted Milton Keynes Local Plan 2001-2011(Saved Policy)

D1 Impact Upon Locality

D2A Urban Design

T5 Public Transport

T15 Parking

H7 Housing on unallocated sites

HE6 Conservation Areas

2.5 Supplementary Planning Document

Parking Standards (2016)

3.0 MAIN ISSUES

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

- 3.1 The main issues are the impact of the proposal on parking in the area and the relationship of the proposed dwelling to its surroundings.

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 at the end of this report.

5.0 CONSIDERATIONS

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

5.1 Principle of Development

The application site is situated within the Town centre as defined by the Wolverton Neighbourhood Plan where a mixture of retail, commercial and residential use are appropriate.

When determining this application it will be necessary to consider 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.

- 5.2 In addition the application needs to be considered in respect of paragraph 49 of the National Planning Policy Framework which requires that, where the Council cannot demonstrate a five-year supply of deliverable housing sites, the Council must rely on the provisions of Paragraph 14 of the National Planning Policy Framework which provides a presumption in favour of sustainable development

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.’

In this regard, it has been accepted by the Council that it is currently unable to demonstrate a five-year supply of deliverable sites 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. Paragraph 14 states that:

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development’.

For decision taking this means that here the development plan is absent, silent or relevant policies are out-of-date the Council should 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 Sustainable development

The application property is located close to local shops and services and Wolverton is served by a number of bus routes and Wolverton Station is within easy walking distance of the application property. In addition the additional dwelling proposed would make a contribution to the local economy both in terms of the employment opportunities and demand for local goods and services that would result from the work to the building and for the extra demand for goods and services that would result from the creation of an additional dwelling.

- 5.4 Overall it is considered that the proposal meets the definition of sustainable development and therefore complies with the provisions of paragraph 14 of the National Planning Policy Framework if all other planning considerations can be satisfied.

5.5 Parking

The adopted Parking Standards Supplementary Planning Document requires the proposed dwelling to provide 1 on plot car parking space plus 0.33 of a space in a shared location for visitors. The application building takes up the entire plot and it is therefore not possible to provide any on plot parking. The alley that provides access to the application property is Adopted Highway. However, it is a single width carriageway and there is no potential for parking along the alley without blocking it.

- 5.6 The proposed development cannot meet the Council’s Parking Standards. However, Wolverton is well served by bus routes and the application property is close to Wolverton Railway Station and, as has been set out in paragraphs 5.3 and 5.4 above the proposal is considered to be sustainable in respect of the requirements of paragraph 14 of the National Planning Policy Framework. Given the nature of the accommodation proposed and its closeness to transport links and shops the occupier(s) of the unit would not be reliant on access to a private car.

5.7 Furthermore there is no evidence that the local area could not accommodate additional on street parking. Radcliffe Street is the nearest highway which could be used by residents/visitors to the proposed dwelling. This street is largely commercial in nature and is not heavily parked and it is considered that it could absorb the 1 or 2 additional vehicles that the parking standards indicate would be generated by the development. On balance it is considered that the proposal would not result in a level of on street parking that would be detrimental to Highway safety or the free flow of traffic.

5.8 Impact on the Conservation Area

The application Site lies within Wolverton Conservation Area. In accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area. Saved policy HE6 (Conservation Areas) of Milton Keynes Local Plan 2001-2011 states "development proposals within or affecting the setting of a Conservation Area should preserve or enhance the character and appearance of the area". Although the area in general is a mixture of residential and commercial in character, the alley has a far more commercial feel. Nevertheless, there is a purpose built, two storey, dwelling further west along the alley and importantly the first floor of the application property is already in residential use.

5.9 The proposal would include the replacement of the existing garage door in the front elevation with a window with wood panelling below. The changes that are proposed to the front elevation would only be viewed from the alley when the viewer is close to the application property as the narrowness of the alley and the position of other buildings restricts views from longer distances. For similar reasons the proposed dwelling would not overlook any adjoining properties.

5.10 **Conclusion**

The proposal is not located in an ideal position. However, there is a demand for small self-contained units of this nature and it is not considered that the proposal would have a detrimental impact upon the character and appearance of the conservation area or result in a significant increase in on-street parking. The application property is considered to be in a sustainable location. It is therefore recommended that planning permission be granted subject to the conditions 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)

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.

Reason: To ensure that the development does not detract from the appearance of the locality, and would accord with saved policy HE6 on the Milton Keynes Local Plan 2001- 2011.



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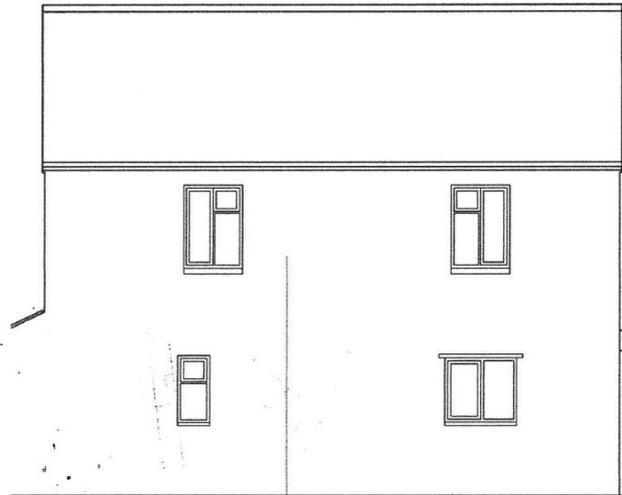
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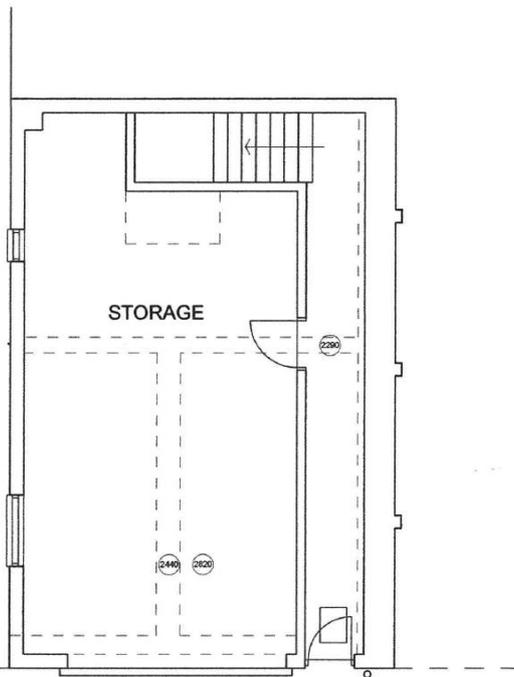
1417-02 SITEPLAN : 32C STRATFORD ROAD, WOLVERTON MK12 5LW



SOUTH ELEVATION



WEST ELEVATION



GROUND FLOOR

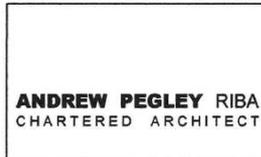
Public, non-maintained highway

1417-04

24/03/2016
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EXISTING PLAN 1:100

**32C STRATFORD ROAD
WOLVERTON MK12 5LW**



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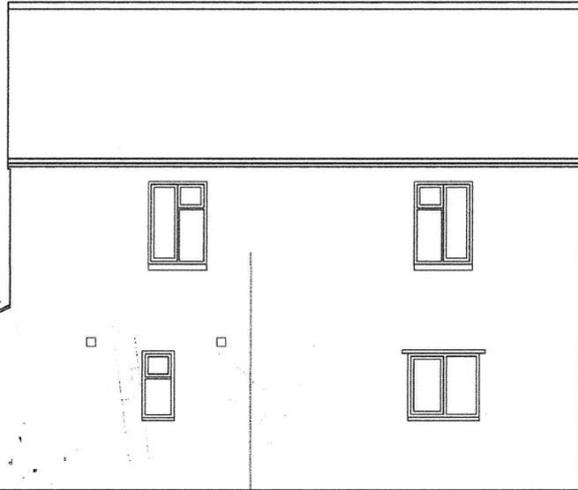


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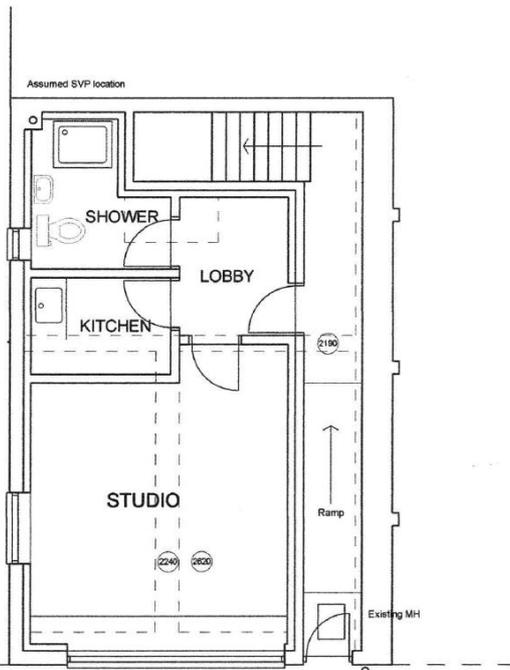


Access doors for bin store / cycle store

SOUTH ELEVATION



WEST ELEVATION



GROUND FLOOR

Public, non-maintained highway

PLANNING STATEMENT

The conversion of the existing storage area may be considered as the sub-division of the existing dwelling

The new dwelling will be provided with a separate bin and cycle store formed as a low level area accessed via the new frontage which replaces the existing shutter and opening.
The existing property has no external amenity space or parking area.

CONSTRUCTION

Once permitted, the fitting out will require:-

- 1) Thermal insulation to floor, walls and ceiling
- 2) Acoustic insulation to internal walls and ceiling
- 3) Fire separation and protection between units and hallway including alarms and sensor system.
- 4) Kitchen and shower room venting extract to external air via side wall
- 5) Space and water heating by gas boiler, with suitable location and exhaust, or electrical underfloor heating and water tank.

1417-08

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PROPOSAL 2

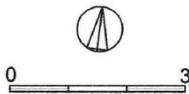
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32C STRATFORD ROAD

WOLVERTON

MK12 5LW

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Appendix to 16/01187/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 99/00455/FUL

Change of use from first floor storage above garage to self-contained residential flat. Permitted 09.06.1999

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

Highways

Object on the grounds that the proposal would be contrary to policy T15 as fails to provide adequate parking to meet adopted standards

See paras 5.1-5.3

A3.2

Environmental Health Manager

The applicant will need to be able to demonstrate that the conversion works accord with Approved Document E, Resistance to the Passage of Sound. The property will be required to undergo acoustic testing, post completion of the works, to demonstrate compliance with the requirements of ADE.

This relates to Building Regulation requirements and is not a material planning consideration. An Informative drawing attention to the requirements of the Building Regulations would be included in any planning decision to grant permission for the proposal.

A3.3

Parish - Wolverton & Greenleys

Object on the basis that there is insufficient parking provision as per the SPD parking report.

See para 5.1-5.3

A3.4

Ward - Wolverton - Cllr Miles

No comments received

A3.5

Ward - Wolverton - Cllr Middleton

No comments received

A3.6 **Ward - Wolverton - Cllr Marland**

No comments received

A3.7

Local Residents

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

72, 74 & 76 Church Street Wolverton
33B Stratford Road Wolverton
32A Stratford Road Wolverton
31A Stratford Road Wolverton

No comments received.