

Application Number: 16/03628/FUL

Single storey rear extension to replace conservatory, first floor extension over existing rear ground floor.

AT 41 Eaton Avenue, Bletchley, Milton Keynes

FOR Mr And Mrs A Clark

Target: 15th February 2017

Ward: Bletchley East

Parish: Bletchley & Fenny Stratford
Town Council

Report Author/Case Officer: Brian McParland

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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 Loughton and Great Holm Parish Council and at the request of a Ward Councillor.
- 1.3 **The Site**
- 1.4 The application site is located in the residential area of Eaton Avenue, Bletchley. The property itself is a semi-detached, two storey dwellinghouse with an existing conservatory to the rear. Furthermore, an existing outbuilding is also located to the rear of the property and used as a studio/study and kitchenette. An area of hardstanding is located in front of the dwelling which accommodates parking provision for the dwelling. South of the application site is the Eaton Avenue main road, east and west of the application site are neighbouring properties and north of the site is open grassland surrounded by

a tree line and beyond, is the Queensway Centre.

1.5 The Proposal

- 1.6 The application seeks permission for a single storey rear extension to replace the conservatory and a first floor extension over the existing rear ground floor. The original proposal had ancillary works proposed to the outbuilding, however this element was removed from the application (revised plan received on 27.01.2017)
- 1.7 The single storey rear extension is proposed to have a similar building envelope of the existing conservatory it seeks to replace. The proposed extension has a depth of 4.17m from the main dwelling and a width of 4.73m finished with a dual pitch gable roof furthermore, two velux windows are proposed with one on either roof slope.
- 1.8 The proposed first floor extension over the existing rear ground floor has two different depths due to the ununiformed and staggered rear elevation. The proposed depth of the extension is 3.54m from the existing bedroom 2 – the proposed depth of the extension is 2.17m from the existing en-suite. The overall width of the proposed first floor extension is 7.02m. Like the single storey rear extension, the first floor extension is proposed to be finished with a dual pitch gable roof. Furthermore, the proposed use of the extension is to create an additional bedroom (bedroom 4) and en-suite.
- 1.9 Some minor internal alternations on the ground floor are also proposed.
- 1.10 The walls, roof, windows, doors and boundary treatment to match existing. 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 2012

Section 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 2013

CS13 Ensuring High Quality, Well Designed Places

2.3 Milton Keynes Local Plan 2001-2011 (saved policies)

D1 Impact of Development Proposals on Locality
D2 Design of Buildings
T15 Parking Provision

2.4 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 and Impact on Character of Area

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 lead to the officer Recommendation)

5.1 Principle of Development

5.2 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 design of new buildings and extensions to existing buildings to make sure they create a positive contribution to the environment. The proposed extensions and alterations would therefore be acceptable in principle, subject to the extensions and alterations 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.

6.1 Design of Building and Impact on Character of Area

6.2 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.

- 6.3 The proposed extension has a subservient roofline and proposes to use matching materials to the existing building to ensure it relates well to the character of the original building and the local area. Moreover, the design is considered acceptable as it would not appear to be prominent or conspicuous in the locality or in relation to the original building.
- 6.4 The proposed single storey rear extension to replace the conservatory and the first floor extension over the existing rear ground floor is to the rear of the property and so, is not directly visible from the Eaton Avenue road. In addition to this, and given the widely mixed range of design details found within the streetscene, it is considered that the proposed alterations will not adversely affect the character of the local area. The impact of the proposal on the character and appearance of the local area and original building is considered to be acceptable and is therefore in accordance with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 and guidance within the National Planning Policy Framework 2012.

7.1 Impact on Locality

- 7.2 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”
- 7.3 The proposed single storey rear extension to replace the conservatory and the first floor extension over the existing rear ground floor is set back from the adjacent neighbouring properties – No. 39 Eaton Avenue by 1.7m and No. 43 Eaton Avenue by 3.1m. The depth of the rear garden is over 25m which mitigates impacts of the development north of the application site. Based on the submitted plans, no overlooking windows are proposed on either side elevation. In reference to the proposed en-suite window on the first floor rear elevation, it is agreed the window will be controlled through an obscurity condition.
- 7.4 The agent has submitted the proposed plan with the 45 degree rule outlined from the neighbouring properties. As stipulated on the proposed plan, there would be no infringement to the 45-degree line taken from the nearest habitable windows serving the neighbouring dwellings. As such, it is considered the proposal would not create significant adverse impact in terms of loss of privacy, loss of light or visual intrusion to the neighbouring properties No.39 & 43 Eaton Avenue. When considered in conjunction with the separation distance it is agreed the proposed extension would not create significant adverse impact to the amenity of this neighbouring property in terms of loss of light, loss of privacy or visual intrusion.
- 7.5 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.

8.1 Parking provision

8.2 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:

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.”

8.3 The application site falls within Zone 3 in the Milton Keynes Parking Standards 2016 planning document which indicates that a 3 bedroom dwelling and a 4+ bedroom dwelling need a 2+0.5 unallocated parking provision. Currently, the property is a 3 bedroom dwelling and is currently subject to a 2+0.5 unallocated parking requirement. Even though the proposal does create one additional bedroom there is no change in the requirement for on plot parking.

8.4 In addition to this, the proposal does not affect the forecourt of the dwelling which is used for parking. Sufficient space is retained to accommodate the necessary parking requirement for this dwelling as a result; the parking provision is therefore considered to be acceptable.

9.1 Other Matters

9.2 The Parish Council has commented that they consider the proposal to be an overdevelopment of the site. There is no specific policy in regards to what constitutes overdevelopment of the site; each site must be considered individually as to whether the development covers a large proportion of the site.

9.3 The application site has a plot area more than 330m². The proposed single storey extension has a similar floor area of the existing conservatory and so constitutes a minimal change in floor area than what exists.

9.4 The existing first floor has a floor area of 67m². The proposal brings the total first floor area to 88m², equating to an increase of 21m².

9.5 The existing out building used as a studio and kitchenette has a floor area of 30m².

9.6 Given the size of the plot in comparison to the footprint of the proposed extensions, it is considered the proposal will not result in overdevelopment which would be so significant to potentially cause harmful impacts to the character and appearance to the local area, the original building and/or impacts to the neighbouring amenity.

10.0 **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 two and a half storey extension 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.

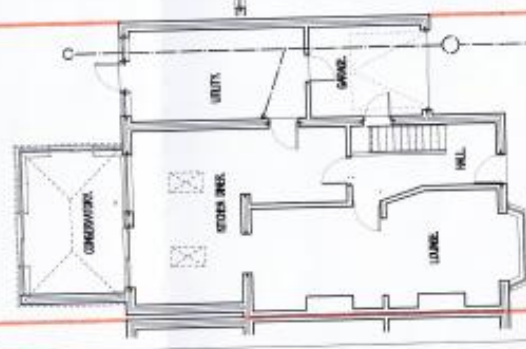
Reason: To ensure that the development does not detract from the appearance of the locality.

3. The window set out on the first floor rear elevation for the en-suite shall be obscurely glazed to a level of obscurity of level 3 within the Pilkington range of Textured Glass or equivalent and be non-opening. It shall not be altered to clear glazing or opening thereafter.

Reason: To safeguard the amenity and privacy of the adjoining residential occupiers.



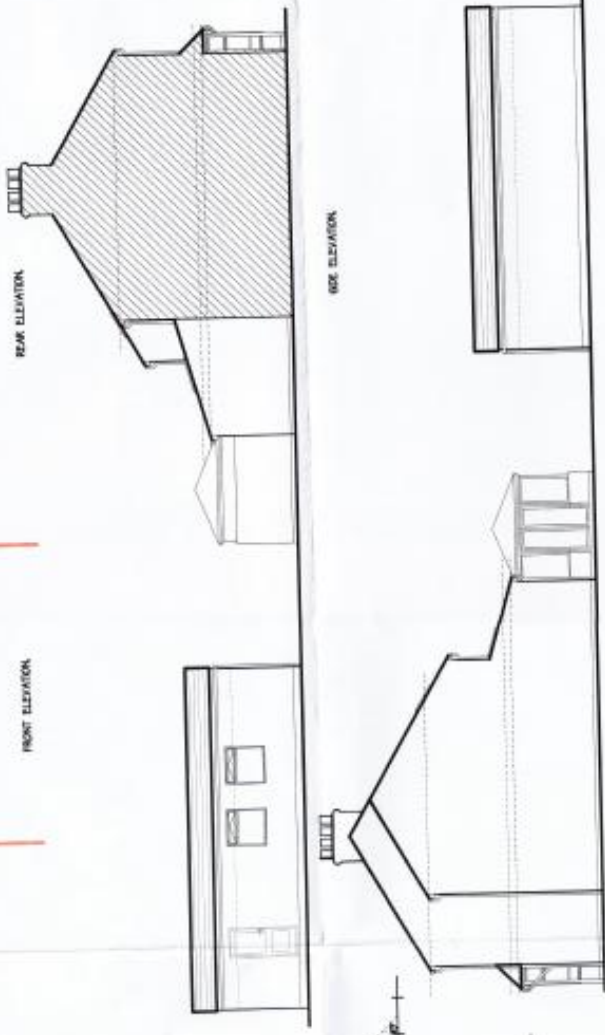
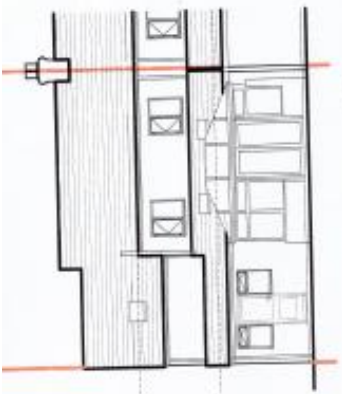
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GROUND FLOOR SECTIONAL PLAN
1/50 SCALE ILLUSTRATION



FIRST FLOOR SECTIONAL PLAN
1/50 SCALE ILLUSTRATION



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R. A. Hollowood Ltd
4 Albany Mews
Kington Upon Thames
Surrey
London
KT2 5EL

Tel. 01792 625 226
E-Mail: r.hollowood@btinternet.com

DRAWING No.161784-1-EXISTING

SCALE: 1:100

SHEET SIZE: A2

DATE: 11/16

AMENDMENTS:

REAR ELEVATION - REPLACE / MODIFY EXISTING CONSERVATORY TO BECOME HABITABLE DOMESTIC SPACE.
REAR ELEVATION - FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR CREATING ADDITIONAL BEDROOM AREA.
REAR ELEVATION GARDEN - EXTEND AND IMPROVE EXISTING DETACHED ANGLIARY SINGLE STOREY BUILDING TO PROVIDE ACCOMMODATION FOR ELDERLY FAMILY MEMBER (BED SITTING ROOM & BATHROOM).

AT 41 EATON AVENUE, BLETONLEY MILTON KEYNES MK2 2HN

Appendix to 16/03628/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 05/00686/FUL
REAR CONSERVATORY
PER 15.06.2005

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	Cranfield Airport (No comments received)	Noted
	Environmental Health Manager (No comments received)	
	Ward - Bletchley East - Cllr Gowans (No comments received)	
	Ward - Bletchley East - Cllr Webb (No comments received)	
	Ward - Bletchley East - Cllr Khan (No comments received)	
A3.2	Parish - Bletchley & Fenny Stratford (Objected)	Noted and discussed in section 9 of this report.
	First objection received 11.02.2017 on the grounds of over development of the site.	
	Agent removed ancillary works to the outbuilding, However, Parish Council continued to impose their objection. - <i>"It was RESOLVED to reiterate the Town</i>	

Council's original concerns about overdevelopment of this site which were not fully allayed by the amended plan" (received 09.02.2017).

A3.3 Local Residents

Noted

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

50 Eaton Avenue Bletchley Milton Keynes
52 Eaton Avenue Bletchley Milton Keynes
43 Eaton Avenue Bletchley Milton Keynes
39 Eaton Avenue Bletchley Milton Keynes

(No comments received from any neighbouring properties)