

Application Number: 21/01378/FUL

**Description:** Loft conversion with rear box dormer, 3 front rooflights and alterations to the roof to increase the ridge height at 11 Thomas Drive, Newport Pagnell, MK16 8TD

**Applicant:** Mr & Mrs Morris

**Application type:** Householder (full) planning application

**Statutory Target:** 07.07.2021 **Extension of Time:** Yes – 29.07.2021

**Ward:** Newport Pagnell North and Hanslope **Parish:** Newport Pagnell Town Council

**Case Officer:** Sonia James  
Planning Officer  
sonia.james@milton-keynes.gov.uk

**Team Manager:** Chris Nash  
Development Management Manager  
chris.nash@milton-keynes.gov.uk

## 1.0 Recommendation

1.1 It is recommended that permission is granted subject to conditions set out below (as may be supplemented/modified in any accompanying written or verbal update to the Panel).

## 2.0 Introduction

2.1 The application has been referred to the Panel as the applicant is an employee of Milton Keynes Council.

## 3.0 Background

### The Site

3.1 The application site contains a two-storey detached dwelling with internal garage located at Thomas Drive in the residential area of Newport Pagnell. There is a single storey rear extension, moderately sized rear garden, and parking is currently provided on a driveway in front of the property. The property is in an area characterised by similar detached dwellings. To the west of the site is 1 Auden Close, to the south lies 2 Auden Close and to the east sits 9 Thomas Drive. There are no relevant constraints to the development

## The Proposal

- 3.2 The application proposes a loft conversion with a box dormer to the rear, three roof lights to the front and alterations to the roof to increase the ridge height, to facilitate an additional bedroom with en-suite.

### **4.0 Relevant planning history**

#### 4.1 Application Site

16/00930/FUL

Two storey rear extension

Permission Granted 01.07.16 (Not Implemented)

### **5.0 Consultations and representations**

All responses and representations received can be viewed in full, online at [www.milton-keynes.gov.uk/publicaccess](http://www.milton-keynes.gov.uk/publicaccess) using application ref. 21/01378/FUL. The following paragraphs summarise those responses and representations.

#### 5.1 Newport Pagnell Town Council

No objections providing the materials used are in keeping with the existing buildings.

#### 5.2 Cllr Bowyer – Newport Pagnell North & Hanslope (member of DCP/DCC)

No comments received.

#### 5.3 Cllr Andrew Geary – Newport Pagnell North & Hanslope (member of DCP/DCC)

No comments received.

#### 5.4 Cllr Chris Wardle – Newport Pagnell North & Hanslope

No comments received.

#### 5.5 Representations from interested parties

No comments have been received from neighbours or interested parties.

### **6.0 Relevant policies, guidance and legislation**

#### The Development Plan

#### 6.1 Newport Pagnell Neighbourhood Plan (June 2021) ('the NP')

- Policy NP4: Design Guidance

## 6.2 Plan:MK (adopted March 2019)

- Policy CT10 - Parking Provision
- Policy D1 - Designing a High Quality Place
- Policy D2 - Creating a Positive Character
- Policy D3 - Design of Buildings
- Policy D5 - Amenity and Street Scene

## 6.3 Supplementary Planning Documents/Guidance

Parking Standards SPD (January 2016)

New Residential Development Design Guide (April 2012)

### National Policy

## 6.4 National Planning Policy Framework (July 2021) (NPPF)

- Section 2 - Achieving sustainable development
- Section 4 - Decision Making
- Section 12 - Achieving well-designed places

6.5 In addition, national Planning Practice Guidance ('the PPG') is also a material consideration

## 7.0 **Planning considerations**

Taking account of the application type, the documents submitted (and supplemented and/or amended where relevant), the site and its environs, and the representations received; the main considerations central to the determination of this application are:

- Design and character;
- Residential amenity; and
- Highway safety and parking.

## 8.0 **Appraisal**

### Design and Character

8.1 Policies D1 and D2 of Plan:MK seek to ensure that proposals respond appropriately to the site context and appearance and exhibit a positive character. Policy D3 of Plan:MK seeks to ensure that all extensions to buildings are of a size and scale that relate well to the existing building and plot, as well as the surrounding area.

8.2 Policy NP4 of the Newport Pagnell Neighbourhood Plan states that proposals must demonstrate that they have understood and responded to the character analysis and design guidance contained in the 2020 Newport Pagnell Design Study, as relevant to their nature and location.

- 8.3 Raising the height of the ridge will raise the roofline compared with some of the surrounding dwellings, though there are various ridge heights present within the streetscene. Notably the adjacent dwelling to the west has a higher ridgeline at present. Given the dwelling is set back from the road, it is considered that this will have little impact on the street scene and would not have a significant impact on the character or appearance of the dwelling or surrounding area.
- 8.4 Whilst the installation of a rear box dormer would take up much of the rear roof slope, it would sit relatively comfortably within the roof space, being set above the eaves height and below the increased ridge line. It would have some impact to the roof slope of the dwelling, although, given that the dormer would be to the rear it would be mostly hidden from street level and therefore the impact on the street scene is reduced. Overall, it is considered that the dormer window would not have a significant impact on the character and appearance of the dwelling or surrounding area.
- 8.5 The addition of three roof lights to the front would be a minor addition and would not have a significant impact on the character and appearance of the dwelling or surrounding area.
- 8.6 Overall, it is considered that the installation of a rear dormer, front roof lights and alterations to the roof to increase the ridge height would be acceptable with regards to design and character.
- 8.7 It is therefore considered that the proposal accords with policies D1, D2 and D3 of Plan:MK and Policy NP4 of the Newport Pagnell Neighbourhood Plan 2021.

#### Residential amenity

- 8.8 Policy D5 of Plan:MK seeks to ensure that all development proposals create and protect a good standard of amenity for neighbouring buildings and their occupiers.
- 8.9 The rear box dormer would look out onto the rear garden of the site and therefore would not raise a significant overlooking impact. The dormer would have two windows one to the bedroom and a smaller one to the en-suite. The smaller window would be nearest the adjacent neighbouring property at 1 Auden Close.
- 8.10 The orientation of 9 Thomas Drive to the east, at an angle, is such that only a small portion of the rear garden would be overlooked. Due to the distance from this dwelling and the limited scale of the dormer window, it is considered that there would not be a detrimental impact on the outlook currently enjoyed by the occupants of no. 9.
- 8.11 The proposed dormer window is approximately 18 metres from 2 Auden Close to the south . The dormer window would not be afforded significantly greater views than the existing first floor rear windows on the dwelling. As such, the dormer window would not lead to a significant impact on the privacy currently enjoyed by residents at no. 2.
- 8.12 There would be no overbearing impact or loss of daylight to neighbours as the alterations would be largely contained within the roof slope of the application property. Therefore there would be no overshadowing impact to neighbours at 1 Auden Close, 9 Thomas Drive or 2 Auden Close.

- 8.13 In summary, it is considered that the proposal would not lead to a detrimental impact on the residential amenity currently enjoyed by neighbouring residents, and it accords with amenity policy D5 of Plan:MK.

#### Highway safety and parking

- 8.14 Policy CT10 of Plan:MK requires that development proposals provide sufficient on-plot parking. The Parking Standards SPD (2016) set out the requirements for residential development. The site is in Zone 3 as set out in the Parking Standards.
- 8.15 Although the proposal will add an additional bedroom, taking the total number of bedrooms to four, there are already three parking spaces to the front of the property, and no increase in requirement for parking spaces as a result of the additional bedroom; the requirement being 2 allocated spaces and 0.5 unallocated spaces. There are to be no alterations to the parking arrangement and therefore the proposal is considered to be in line with the requirements of the Parking Standards SPD.
- 8.16 It is therefore considered that the proposal would be acceptable with regards to Policy CT10 of Plan:MK.

### **9.0 Conclusions**

- 9.1 For the above reasons, the proposed development is considered to be in accordance with Policies D1, D2, D3, D5 and CT10 of Plan:MK, and Policy NP4 of Newport Pagnell Neighbourhood Plan and therefore is recommended for approval subject to the conditions outlined below.

### **10.0 Conditions**

1. The approved development shall be carried out in accordance with the following drawings/details:

Plans received 06.05.2021:

PL01 - Existing site location & proposed block plan  
PL03 - Proposed plans & elevations

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

2. 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.

3. 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.

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 Policies D2 and D3 of Plan:MK (2019).

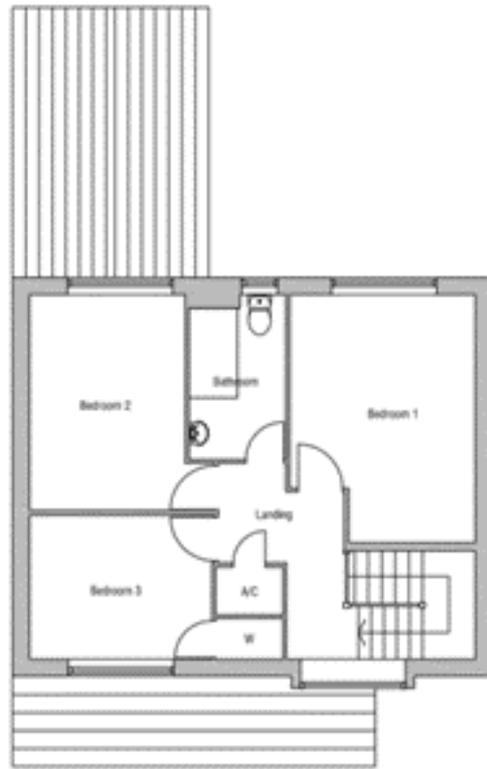
Location Plan



## Existing Ground and First Floor Plans



EXISTING GROUND FLOOR 1/24

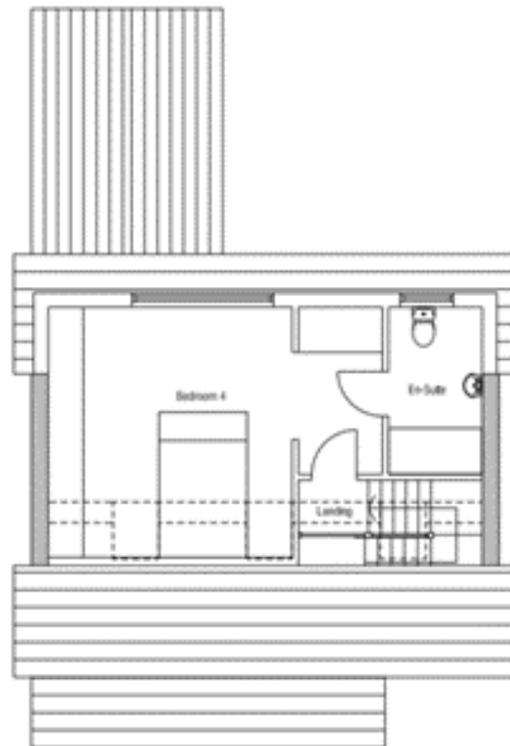


EXISTING FIRST FLOOR 1/24

## Proposed First and Second Floor Plans

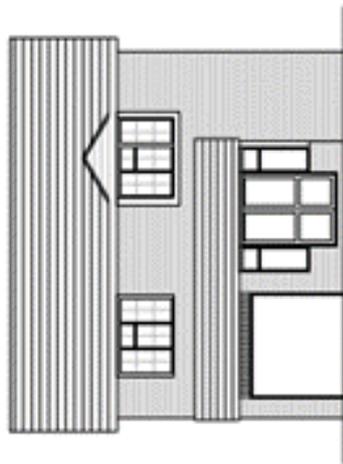


PROPOSED FIRST FLOOR 1/24

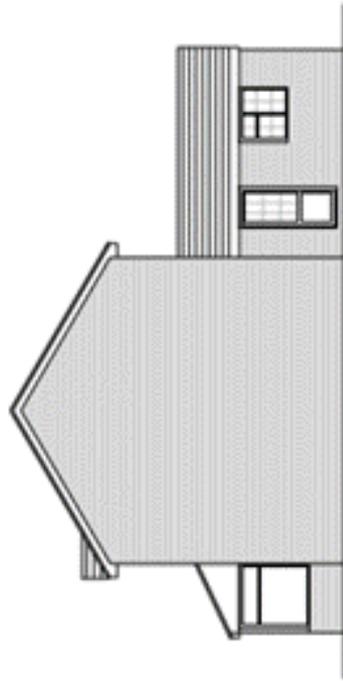


PROPOSED SECOND FLOOR 1/24

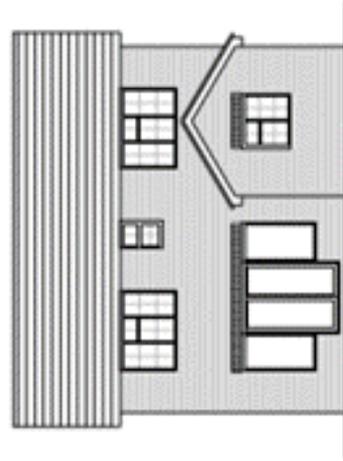
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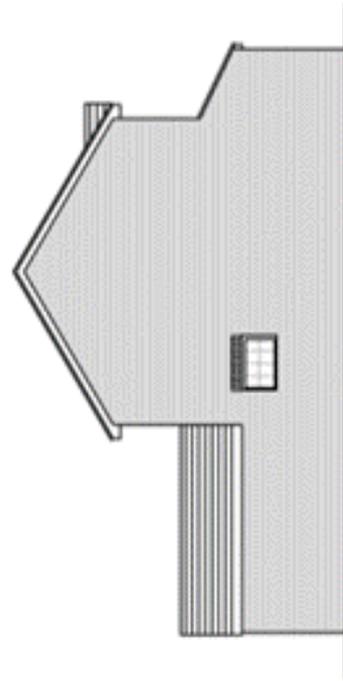
EXISTING FRONT ELEVATION 1/00



EXISTING SIDE ELEVATION 1/00

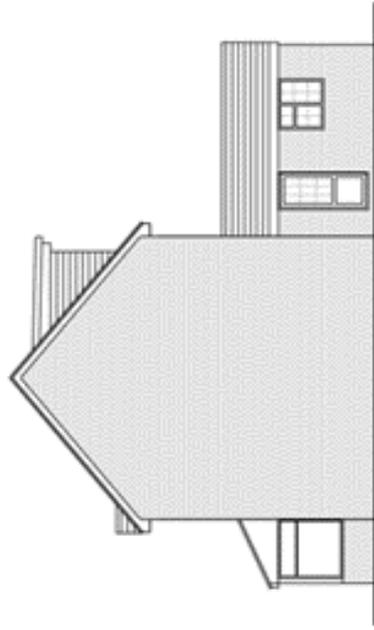


EXISTING REAR ELEVATION 1/00

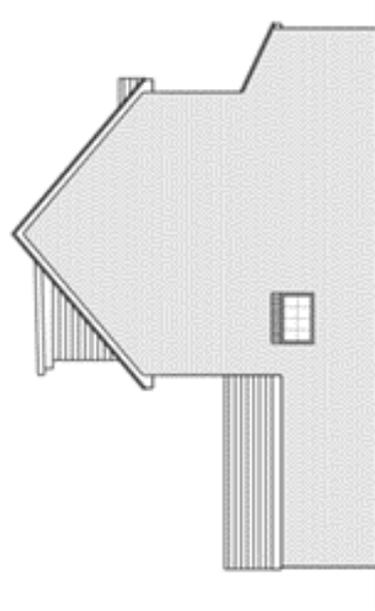


EXISTING SIDE ELEVATION 1/00

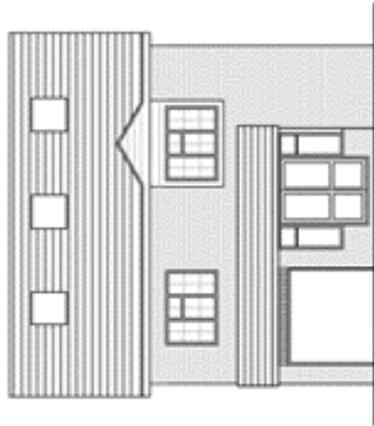
# Elevations as Proposed



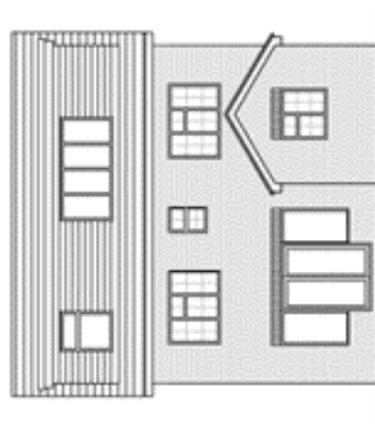
PROPOSED SIDE ELEVATION 1/80



PROPOSED SIDE ELEVATION 1/90



PROPOSED FRONT ELEVATION 1/80



PROPOSED REAR ELEVATION 1/90

## **A1.0 Consultations and representations**

### **A1.1 Newport Pagnell Town Council Initial comments received**

“There were no objections to the following applications providing the materials used were in keeping with the existing buildings, and any tree preservation orders had been cleared by the Tree Officer and that any refurbishments to listed buildings conform to the Listed Buildings Officer and Conservation Officers' remits:

21/01378/FUL Loft conversion with rear box dormer, 11 Thomas Drive”

#### **Comments following re-consultation**

“There were no objections to the following applications providing the materials used were in keeping with the existing buildings, and any tree preservation orders had been cleared by the Tree Officer and that any refurbishments to listed buildings conform to the Listed Buildings Officer and Conservation Officers' remits:

21/01378/FUL Loft conversion with rear box dormer, 3 front rooflights and alterations to the roof to increase the ridge height, 11 Thomas Drive”

### **A1.2 ClIr Bowyer – Newport Pagnell North & Hanslope (member of DCP/DCC)**

No comments received.

### **A1.3 ClIr Andrew Geary – Newport Pagnell North & Hanslope (member of DCP/DCC)**

No comments received.

### **A1.4 ClIr Chris Wardle – Newport Pagnell North & Hanslope**

No comments received.