

Application Number: 16/01707/FUL
Other

First floor side extension over existing garage (resubmission of 16/00619/FUL)

AT 4 Longcross, Pennyland, Milton Keynes

FOR Mr S Sathasiyam

Target: 17th October 2016

Extension of Time: 21st November 2016

Ward: Campbell Park and Old Woughton **Parish:** Great Linford Parish Council

Report Author/Case Officer: Matthew Pearce

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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 as the application has received an objection from Great Linford Parish Council and two neighbouring properties.
- 1.3 **The Site**

The application site is located in a residential area on the north side of Longcross in Pennyland close to the junction with Leopard Close. The dwellings along this section of Longcross and leopard Close follow the curve of the road and appear as a continuous row of dwellings. The application site contains a two storey detached dwelling with an attached garage linking to the garage of the neighbouring property No. 2 Longcross. No. 2 Longcross is a detached dwelling to the east, which is set slightly further back from the street than the application dwelling. No.6 Longcross is located to the west, and is a detached dwelling set further forward to the road than the application dwelling. To the rear of the application site are the neighbouring properties No's. 16 and 18 Longcross, which are also detached properties. The eastern and western

boundary treatments of the application site are 1 metre high close boarded fence and the rear boundaries are enclosed by 1.8 metres high close boarded fences. An area of hardstanding is located to the front of the garage which accommodates one on-plot parking space to the front of the property.

1.4 The Proposal

The application seeks planning permission for a first floor side extension over the existing garage. The extension will measure 5.4 metres deep and 2.5 metres wide to create a fourth bedroom with windows on the front and rear elevations. Matching facing brickwork, roof tiles and windows are proposed for the extension.

The application is a resubmission of a previously refused application (16/00619/FUL) for the demolition of the existing garage and the erection of a two storey side and rear extension. The application was refused for the following reasons:

1. The proposed two storey side and rear extension by virtue of its siting, scale and proximity to the boundary would introduce a large and bulky extension which would result in a dominant extension for number 2 Longcross, resulting in an overbearing and detrimental impact on the outlook and light to the occupiers of this property. The proposed development would also adverse visual impact on the neighbouring properties to the rear number 14 and 16 Longcross due to an unacceptable reduction in spacing and separation distance. The proposed developments would be contrary to saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and advice given in National Planning Policy Framework.
2. The proposed two storey side and rear extension by virtue of its scale and massing would result in a large and bulky addition along the eastern boundary of the host dwelling house. The proposed roof design would detract from the appearance of the original dwelling. The proposed development would be contrary to the saved policies D2 (ii and iv) and D1 (iii) of the Milton Keynes Local plan 2001-2011 and advice within the National Planning Policy Framework.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework 2012

Paragraph 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

Milton Keynes Local Plan 2001-2011 (saved policies)

D1 Impact of Development Proposals on Locality

D2 Design of Buildings

T15 Parking Provision

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 Whether the proposal has an acceptable impact on the amenity of neighbouring properties and has first reason for refusal has been overcome
- 3.2 Whether the proposal has an acceptable impact on the character of the area and has overcome second reason for refusal
- 3.3 Impact on 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 led to the officer Recommendation)

5.1 Principle of Development

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 designs of new buildings and extensions to existing buildings to make sure they create a positive contribution to the environment. The policy also states that extensions to existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building. The

principle of the development is therefore acceptable, subject to the impact on the character of the area, impact on neighbouring amenity and whether or not the previous reasons for refusal have been overcome.

5.2 Whether the proposal has an acceptable impact on the amenity of neighbouring properties and whether the first reason for refusal has been overcome

The previous application (16/00619/FUL) was refused for the following reason:

“The proposed two storey side and rear extension by virtue of its siting, scale and proximity to the boundary would introduce a large and bulky extension which would result in a dominant extension for number 2 Longcross, resulting in an overbearing and detrimental impact on the outlook and light to the occupiers of this property. The proposed development would also adverse visual impact on the neighbouring properties to the rear number 14 and 16 Longcross due to an unacceptable reduction in spacing and separation distance. The proposed developments would be contrary to saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and advice given in National Planning Policy Framework.”

5.3 The previous scheme was a deeper extension which projected past the rear elevation of the existing dwelling by 4 metres. This created adverse visual impact in terms of being overbearing as well as a loss of outlook and light. This current proposal has a rear elevation which would be in line with the rear elevation of both the application dwelling and the neighbouring property No.2 Longcross. This reduction in the scale of the proposed extension ensures that the amenity of No.2 Longcross will not be adversely affected by a loss of light, loss of privacy or visual intrusion.

5.4 The New Residential Development Design Supplementary Planning Guide 2012 sets a privacy back-to-back spacing and separation distance of 22 metres as measured from first floor window to first floor window. The existing spacing and separation distance between the rear of the application dwelling and the rear of the neighbouring properties, No's. 14 & 16 Longcross, is between 21-23 metres when measured back-to-back. The proposed extension will not project past the rear elevation of the existing dwelling, the spacing and separation distance between the application site and No's. 14 & 16 Longcross will not therefore be reduced below the existing spacing and separation distance. As such, it is considered that the proposed extension will not create a greater loss of privacy to these neighbouring properties than the existing dwelling already does. This distance between the application dwelling and the neighbouring properties, ensures that the proposed extension will not create adverse loss of light to No's. 14 & 16 Longcross.

5.5 The neighbouring property, No.6 Longcross will not be affected by the proposed extension as the existing dwelling will shield the proposed extension from No.6 Longcross.

5.6 The current proposed scheme has overcome the first reason for refusal and is in accordance with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and advice given in National Planning Policy Framework 2012.

5.7 Whether the proposal has an acceptable impact on the character of the area and has overcome second reason for refusal

The second reason for refusal of the previous application (16/00619/FUL) was:

“The proposed two storey side and rear extension by virtue of its scale and massing would result in a large and bulky addition along the eastern boundary of the host dwelling house. The proposed roof design would detract from the appearance of the original dwelling. The proposed development would be contrary to the saved policies D2 (ii and iv) and D1 (iii) of the Milton Keynes Local plan 2001-2011 and advice within the National Planning Policy Framework.”

5.8 The previous scheme had a hipped roof on the two storey side and rear extension which faced into the streetscene of Longcross. This created a bulky addition to the dwelling which did not relate well to the character of the original building or the local area. This current proposal uses a gable end with dual pitch roof; the gable end will face the neighbouring property No.2 Longcross with the sloping roof facing the streetscene. The proposed design relates well to the original building as it connects to the existing roof slope and is of a subservient design. The proposed ridgeline of the extension would be 0.5 metres lower than the ridgeline of the main dwelling and the front elevation of the extension would be set back by 2.6 metres from the front elevation of the main dwelling. This subservience creates an extension which relates well to the character of the original building and reduces bulk of the extension within the streetscene. Whilst the proposed extension does in fill part of the spacing between the application dwelling and No.2, the pattern of development along this part of Longcross and Leopard Close is of dwellings which do not have wide spacing between the side elevations of dwellings. As such, this reduction of the spacing between the two properties is considered to not be out of keeping with the local area.

5.9 The current scheme has overcome the second reason for refusal and is in accordance with saved policies D2 (ii and iv) of the Milton Keynes Local plan 2001-2011 and advice within the National Planning Policy Framework 2012.

5.10 Impact on Parking

Saved Policy T15 (ii) of Milton Keynes Local Plan (2001-2011) states that:

“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.”

5.1 The current dwelling has three bedrooms, the proposed extension would create a fourth bedroom on the first floor. The parking requirements within the Milton Keynes Parking Standards SPD 2016 for 3 bed and 4 bed properties are the same within Zone 3, and as such there is no additional parking provision required.

5.12 The proposed development complies with Saved Policy T15 (ii) of Milton Keynes Local Plan 2001-2011 and with the Milton Keynes Parking Standards SPD 2016.

5.13 **Other matters**

A comment was received regarding the structural integrity and connection with adjoining garage of the neighbouring property No.2 Longcross. A comment was also received in regards to the creation of subsidence to No.2 Longcross due to changes to foundations/reinforcement of party wall. These matters are covered by the Party Wall Act and are a civil matter and are not a material planning consideration.

5.14 Two comments have been received in regards to the roof and guttering of the proposed extension overhanging onto No.2 Longcross. Ownership Certificate B has been signed within the application form for this application with Notice being served on the neighbouring property. This is a civil matter which can be dealt with under the Party Wall Act.

5.15 Conclusion

The proposed scheme has overcome the two previous reasons for refusal and would accord with local and national planning policies. It is recommended that planning permission be granted subject to the conditions set out in section 6.0 of this report.

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 unless otherwise agreed in writing by the Local Planning Authority. (M01)

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

Appendix to 16/01707/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 14/01871/FUL

Single storey rear extension and garage conversion
Refused 16.12.2014

15/00935/FUL

Two storey side extension, garage conversion, two and single storey rear extension (resubmission of 14/01871/FUL)
Refused 25.06.2015

16/00619/FUL

Demolition of existing garage and erection of two storey side and rear extension.
Refused 25.05.2016

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None



Borough Boundary



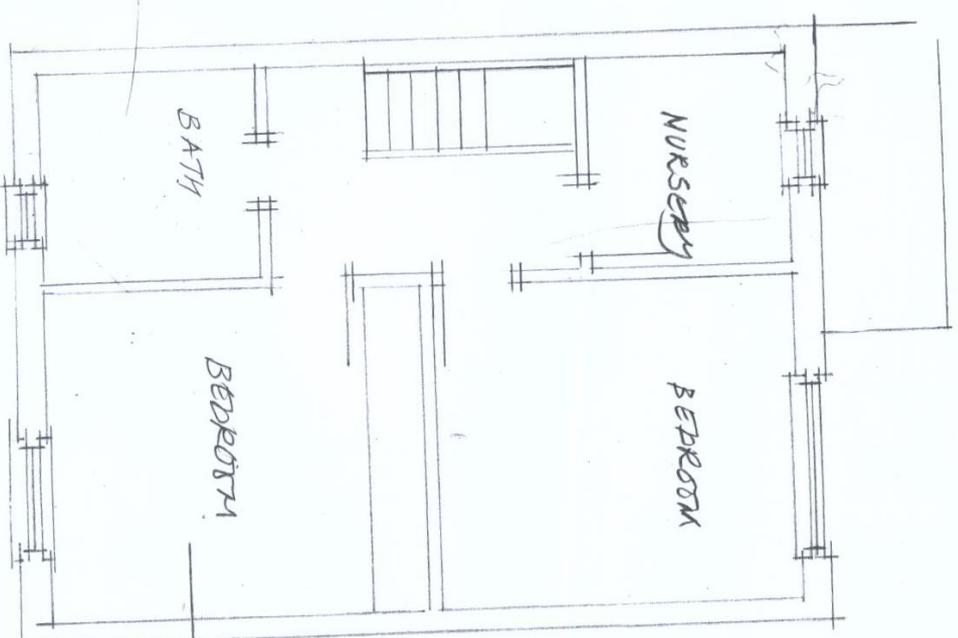
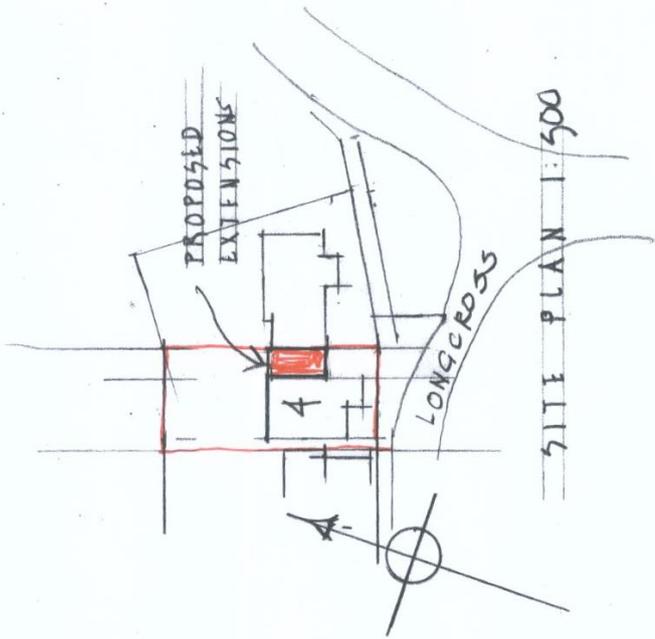
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Location plan

Scale: 1:1250

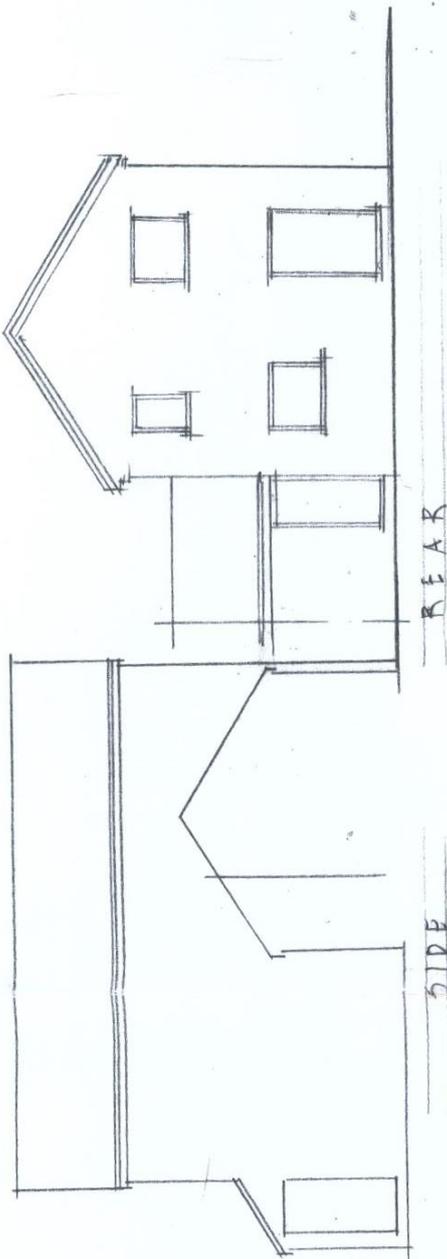
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FIRST FLOOR PLAN AS EXISTING 1:50

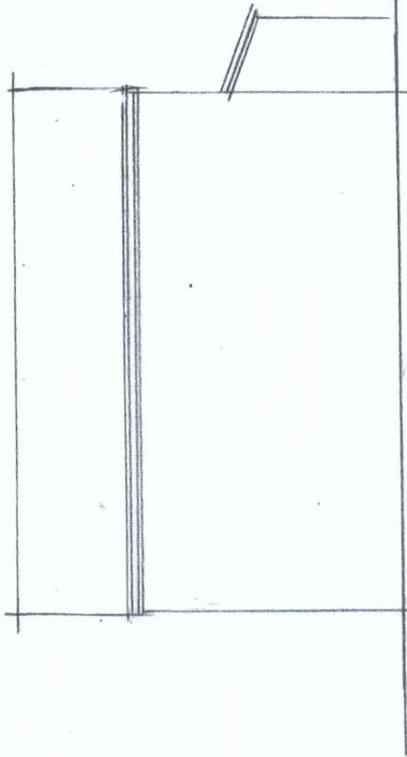
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 13 JUN 2016
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AS EXISTING

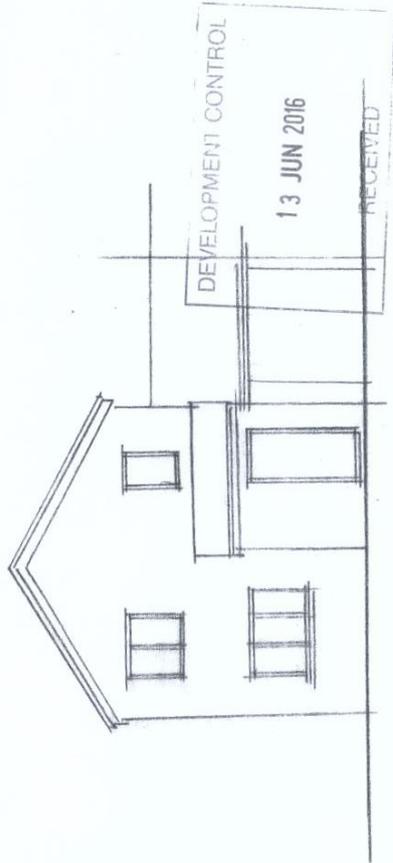


REAR

SIDE



SIDE

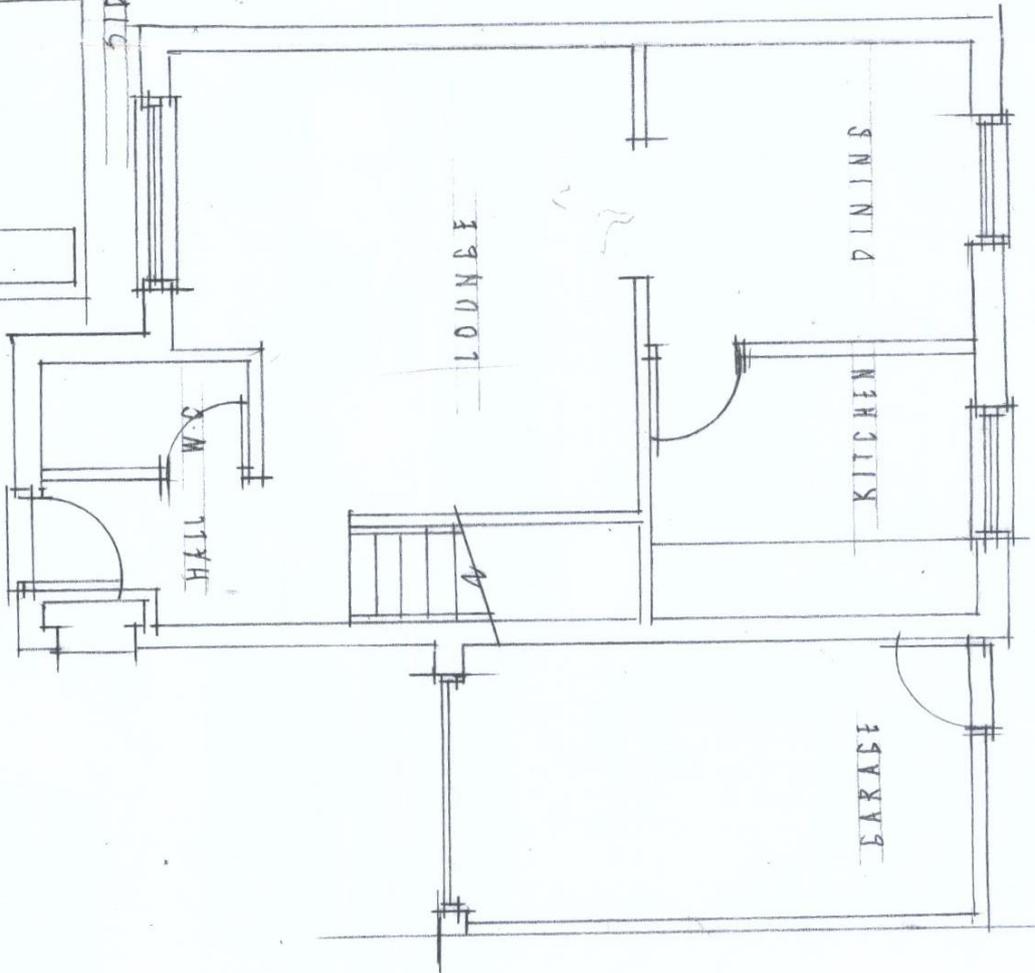


FRONT

DEVELOPMENT CONTROL

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HALL

WC

LOUNGE

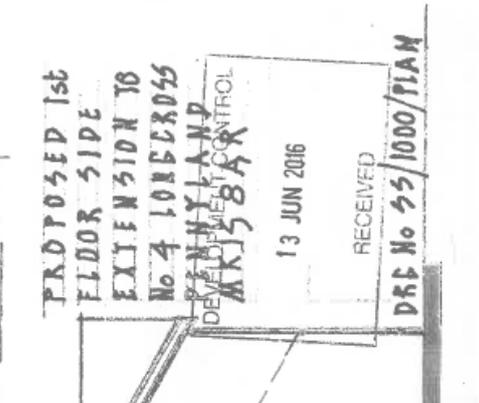
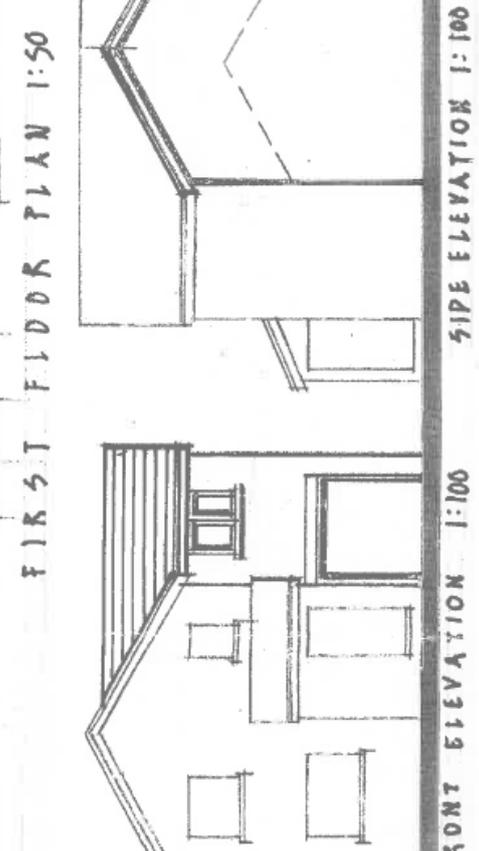
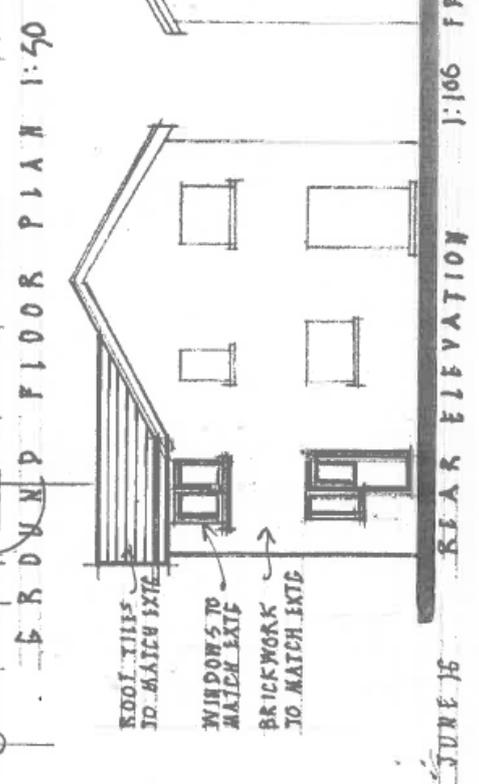
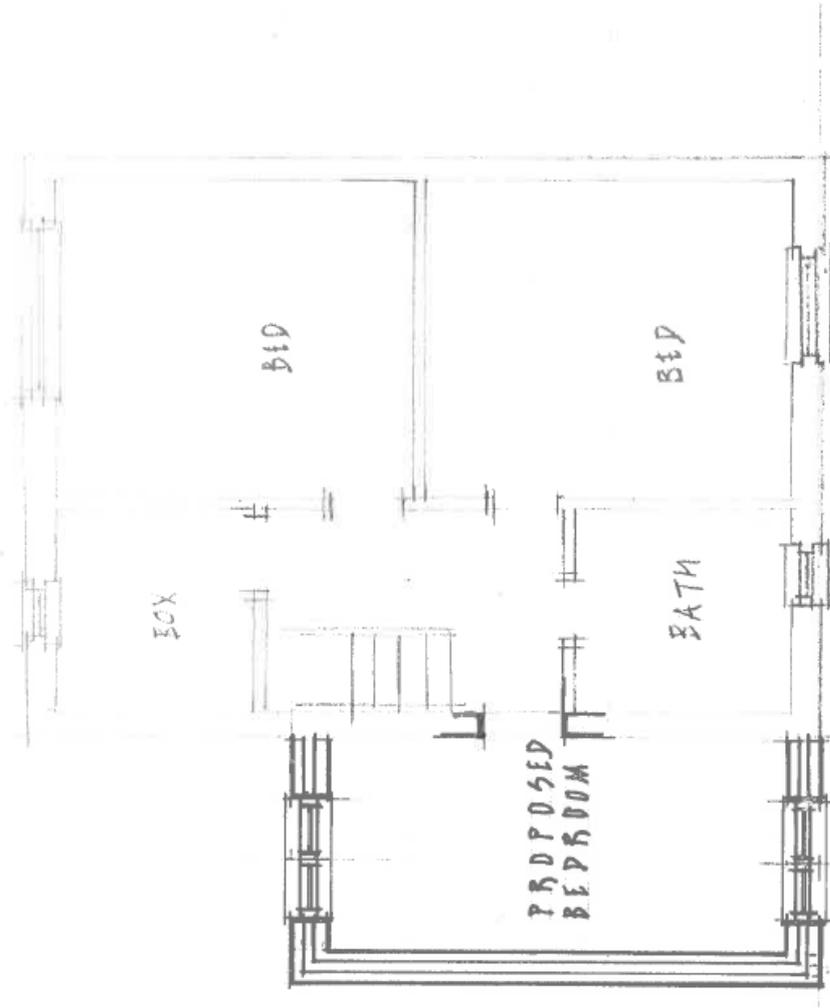
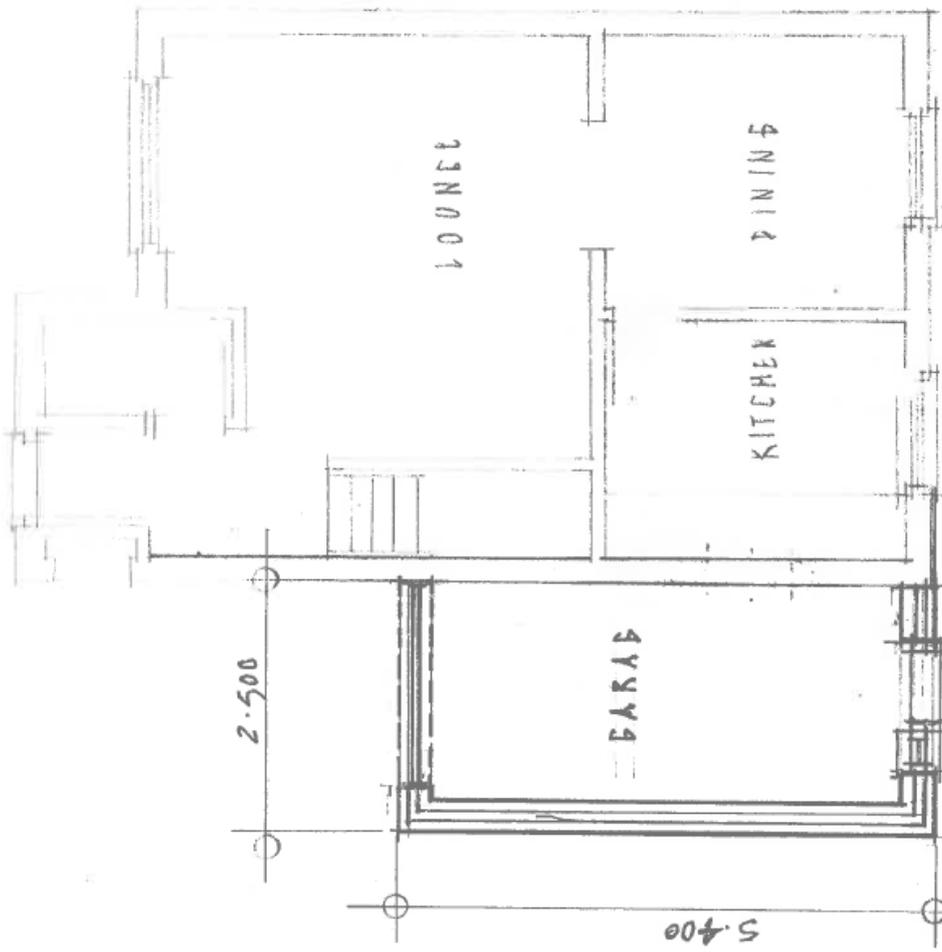
KITCHEN

DINING

GARAGE

GROUND FLOOR PLAN

No 4 LONGCROSS PENNYLAND MK158AR
 SCALE 1:50 E.I.100
 DRG No 55/1/EXT8



JUNE 16

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 Parish - Great Linford **(Objection)**

Noted

Considerations

The gable end to the new first floor overhangs the boundary
№2 Longcross. Noted and addressed in paragraph 5.14

On-plot parking will be under provided. The number of
bedrooms will increase to 4 and this would require 2
independently accessible on-plot spaces plus 0.5
unallocated parking on the highway Noted and addressed in paragraphs 5.10-5.12

Recommendations

GLPC recommends that planning permission is
refused in accordance with the following:

Noted

Policies in Milton Keynes Local Plan 2001 - 2011

POLICY D1

(iii) An unacceptable visual intrusion or loss of privacy,
sunlight and daylight

Noted and addressed in paragraphs 5.2-5.6

PLANNING POLICY T15

(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.

Noted and addressed in paragraphs 5.10-5.12

Parking SPD January 2016

The internal dimensions of the garage should be 3.0m wide. A dwelling with 3/4+ bedrooms in Zone 3; requires 2 independently accessible on-plot parking spaces, plus 0.5 of unallocated space for visitors on the public highway.

Noted and addressed in paragraphs 5.10-5.12

A3.2 Ward - Campbell Park And Old Woughton - Cllr Brackenbury

(No comments received)

A3.3 Ward - Campbell Park And Old Woughton - Cllr McDonald

(No comments received)

A3.4 Ward - Campbell Park And Old Woughton - Cllr McCall

(No comments received)

A3.5 **Local Residents**

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

2, 6, 9, 11,12, 14, 16 Longcross Pennyland

Noted

Two objections were received from No's 2 and 16

Longcross on the grounds of:

- Loss of light to No.16 Noted and addressed in paragraph 5.4
- Structural integrity and connection with adjoining garage of No.2 Longcross Noted and addressed in paragraph 5.13
- Creation of subsidence due to changes to foundations/reinforcement of party wall Noted and addressed in paragraph 5.13
- Roof and gutter overhang onto No.2 Longcross Noted and addressed in paragraph 5.14