

**Application Number: 18/01977/FUL**

**Description** Three storey front extension with first floor balcony, single-storey rear extension and demolition of existing porch.

**AT** 9 Shallowford Grove, Furzton, Milton Keynes, MK4 1ND

**FOR** Mr Jolly

**Target:** 1 November 2018

**Extension of Time:** Yes

**Ward:** Shenley Brook End

**Parish:** Shenley Brook End and Tattenhoe PC

**Report Author/Case Officer:** Charlotte Ashby  
Planning Officer

**Contact Details:** 01908 252115  
Charlotte.ashby@milton-keynes.gov.uk

**Team Manager:** Nicola Thompson: nicola.thompson@milton-keynes.gov.uk

## 1.0 RECOMMENDATION

It is recommended that permission is granted subject to conditions set out at the end of this report.

## 2.0 INTRODUCTION

### The Site

2.1 The application site is a two storey detached dwelling situated on Shallowford Grove within the residential area of Furzton. To the West of the site is No. 8 Shallowford Grove, with No. 10 to the East. The rear property boundary adjoins to the boundary of No. 11 Shallowford Grove.

### The Proposal

2.2 The application seeks permission for a three storey front extension with first floor balcony, single-storey rear extension and demolition of existing porch. During the application amended plans were received which altered the proposal of the front three storey and single storey extension to a three storey front extension with first floor balcony, and from a modern appearance to that more sympathetic to the area.

The render proposed was amended to brick and matching roof tiles, with a wooden balcony.

Reason for referral to committee

- 2.3 The application is referred to Development Control Panel for determination as over five separate neighbours/ third parties have requested that the application be referred to Development Control Panel.

**3.0 RELEVANT POLICIES**

3.1 National Planning Policy Framework (2018)

Paragraphs 7-14: Presumption in favour of sustainable development  
Section 3: Plan-Making  
Section 4: Decision-Making  
Section 12: Achieving Well- Designed Places

The Development Plan

3.2 Core Strategy (2013)

CS13 High Quality, Well Designed Places

3.3 No Neighbourhood Plan in this area

3.4 Saved Policies of the Local Plan 2001-2011 (2005)

Policy D1: Impact of Development Proposal on Locality  
Policy D2: Design of Buildings  
Policy D2A: Urban Design Aspects of New Development  
Policy T15: Parking Provision

3.5 Supplementary Planning Documents

New Residential Development Design Guide (2012)  
Milton Keynes Parking Standards (2016)

3.6 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

## 4.0 MAIN ISSUES

Principle of development  
Highway matters and parking  
Impact on character of the area  
Design  
Residential amenity

## 5.0 CONSIDERATIONS

### Principle of development

- 5.1 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 sets out the criteria which govern the design of new buildings and extensions to existing buildings. This policy ensures the design of any proposed extension will relate well to the surrounding area and character of the original building. The last sentence of this policy 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". An extension to the dwelling is acceptable in principle subject to the extension not detracting from the character of the original building nor should it result in an adverse impact on the amenity of neighbouring properties or the site's parking provisions.

### Highway matters and parking

- 5.2 Saved Policy T15 of Milton Keynes Local Plan 2001-2011 relates to ensuring development proposals meet vehicle parking requirements as laid out in the Parking Standards Supplementary Planning Document 2016 (SPD). The Milton Keynes Parking Standards SPD (2016) details the amount of parking required based on the nature of the proposed development and its location. The application site is located within Accessibility Zone 3 as identified by the Milton Keynes Parking Standards SPD 2016.
- 5.3 An objection was received in regard to the impact of the front extension on the parking provision. Therefore, a parking plan was requested and it has been identified that two spaces (6.16 x 2.5) will be retained by the proposal.

		Parking Standards Requirement - <b>Zone 3</b>	Provided
<b>Plot Number</b>	<b>Type</b>	<b>Allocated</b>	<b>Allocated</b>
No. 9 (existing)	4 bedrooms	2	2
No. 9 (proposed)	4 bedrooms	2	2
<b>Site Total</b>		<b>2 spaces required</b>	<b>2 spaces provided</b>

5.4 The proposed development would extend the front first floor elevation of the property, with supporting walls for the first floor balcony. The proposal would not result in the existing spaces being shortened, and therefore the proposal would comply with the Milton Keynes Parking Standards for parking spaces adjoining a dwelling/ garage. The development does not propose any additional bedrooms, and the existing two parking spaces will be retained. Therefore, there is not a requirement for additional parking provision to be provided.

Impact on character of the area

5.5 The application site is located within the residential area of Furzton, and is not a Listed Building, within the setting of a Listed Building or located in a Conservation Area. The local area is characteristic of mock Tudor style properties with traditional brickwork. The original proposal submitted was not in keeping with the local character, however, the amended design is considered to be sympathetic to the existing housing style in the area. The single storey rear extension would not be visible from the streetscene, however, the three storey front extension and supporting walls to the first floor balcony would be highly visible from the streetscene. The development proposes the use of matching materials to integrate with the existing dwelling and mitigate any such impact on the streetscene.

5.6 Objections were received in regards to the proposal being out of character with the surrounding properties, with particular emphasis on the view of the property from the V4 across the lake. The applicant has responded to the objections, stating;

*The views from the V4 are minimal. The V4 is a main road, which people travel 60mph and do not have opportunity to view the property. We would raise the point that views from the lake are of varying styles and designs, and our plans will not impact this.*

5.7 Although it is noted that a footpath is located with views across the lake, given the variation in house styles present within the locality of the proposal, the development is not considered to have a detrimental impact upon the character of the area. As such, the proposed development is not considered to significantly detract from the character of the local area and is considered to accord with Saved Policies D2A and D2 of the Milton Keynes Local Plan 2001-2011.

## Design

- 5.8 Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 states: "the extension of existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building".
- 5.9 The development proposes a three storey addition and first floor balcony to the front elevation of the property, with demolition of the existing porch. Original submitted plans proposed render, a modern garage door and a glass balcony to the second and third floor which would not be in keeping with the character of the local area. The requested amendments addressed issues raised by objectors and by the planning officer, proposing traditional style brickwork and tiles, a double garage door which is in keeping with properties in the area, removal of the single storey front extension and retains a traditional style of wooden balcony to the second floor, with a Juliette balcony to the third floor. Although the flat roof of the single storey element would not be characteristic, the set back three storey roof ensures the loft conversion is not overbearing to the original dwelling or neighbouring properties. Therefore, the proposed amended scheme is considered to integrate with the original dwelling and to be in keeping with the character of the local area, therefore complying with Saved Policy D2.
- 5.10 Objections were raised in regards to the contemporary design of the amended plans. The design is not considered to erase the traditional style of the existing dwelling and local area, given the use of matching materials and sympathetic amended design incorporating wooden balconies and garage doors. The applicant has responded to the objections, stating;
- We disagree that the revised design will appear too contemporary... We believe that the updated plans are sensitive and successfully broach both traditional with some modern enhancement.*
- 5.11 Objections were received with regards to the proposed loft conversion, with particular emphasis on the roof lights impacting upon the character of the area. Although roof lights are not characteristic, the design is sympathetic to the area, with the 7 roof lights evenly spaced and not excessive in number to the development. The applicant has responded to the objections, stating;
- ...we have not raised the roof ridge at all, and that all we have done in essence is to increase the size of the front gable. This proposed gable has actually been set back from the alignment of the smaller existing gable which is to be removed and thus it could be argued that we have lessened the impact of the roof when viewed from the side or obliquely. Furthermore, the gable is a distinct but not overbearing feature, as opposed to the existing gable, which could be described as just pastiche.*
- 5.12 The Case Officer notes that the three storey proposal is not characteristic of the area, however the design ensures integration between the proposed development and the existing dwelling to allow the continuation of character. The subservient amendment to the roof structure ensures that the loft conversion does not dominate

the existing dwellings character, and would not have a significantly detrimental impact on the local area.

- 5.13 The proposed single storey rear extension would not be visible from the streetscene of Shallowford Grove and would be of a scale and design that would not have a detrimental impact on the character of the local area or original dwelling. In addition, the use of matching materials to be used would ensure integration with the existing dwelling.
- 5.14 For these reasons, it is considered that the development does not detract from the character of the existing dwelling or character and appearance of the area. The proposal therefore accords with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011.

#### Residential amenity

- 5.15 Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 states that planning permission will be refused if the development would be harmful in that it would cause an "unacceptable visual intrusion or loss of privacy, sunlight and daylight".
- 5.16 Amended plans were received following concerns surrounding the impact of the three storey aspect of the proposal on residential amenity. The amendments addressed the visual intrusion impact of the three storey element on No. 10 Shallowford Grove. The amended proposal altered the proposed roof line, and therefore the proposal would not infringe upon the 45 degree outlook. Therefore, this aspect is not considered to cause an unacceptable visual intrusion or overbearing impact to No. 10. The proposed first floor balcony and supporting walls are of a scale and design that would not be considered to constitute a visual intrusion or loss of daylight to surrounding neighbouring properties.
- 5.17 With regards to loss of sunlight and daylight from the three storey extension, the impact of the new roof line is not considered to cause significant harm to neighbouring properties. Although the proposal would constitute a loss of light to neighbouring property No. 10 Shallowford Grove, the amended proposal has altered the roof line, stepping back the proposal by approximately 1.5 metres in line with the existing eaves of the dwelling. In addition, the windows on the North West elevation of the neighbouring property serve a bathroom, which is not a habitable room. Therefore, the amended proposal would constitute a loss of light, but given the amendments, the subservient roofline and the impact upon the non habitable room of the neighbouring property, the proposal is not considered to result in an unacceptable loss of sunlight or daylight that would warrant refusal of the application.
- 5.18 Objections were received in relation to the impact of the proposed roof lights on privacy of neighbouring properties. The roof lights proposed on the East elevation would not be considered to result in a detrimental impact upon the neighbouring property, No. 10 Shallowford Grove, due to the room on the elevation of No. 10 serving a bathroom, which is a non habitable room. Additionally, the siting of the proposed roof lights were amended and are located approximately 1.8 metres from

the roof line, and would therefore not enable a significant outlook to neighbouring properties.

- 5.19 The rear single storey element of the proposal would not be considered to have a significant impact upon residential amenity. This is due to the single storey nature of the extension, and the protrusion from the rear of the property by just 1.57 metres. The orientation of the proposal would not constitute a loss of privacy, light or visual intrusion to neighbouring property No. 8 Shallowford Grove. The proposed openings would face directly onto the rear garden of the application site therefore the main outlook over the application site's garden area.
- 5.20 Overall the proposed development is not considered to have a harmful impact in regard to visual intrusion, loss of privacy, sunlight and daylight and therefore the proposed development would comply with Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011.

## **6.0 CONCLUSIONS**

- 6.1 The proposal is in accordance with the development plan and national policy and is therefore recommended for approval subject to conditions

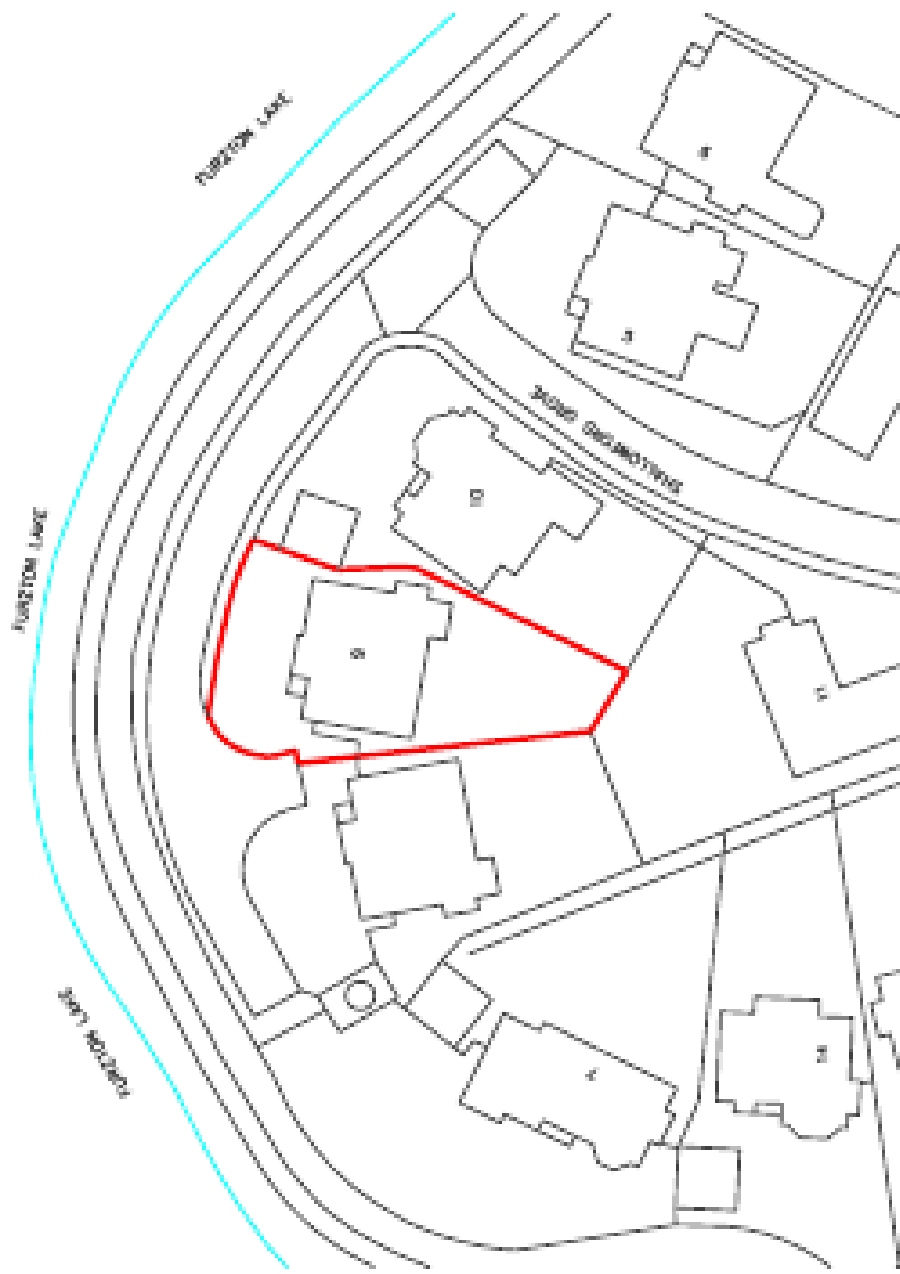
## **7.0 CONDITIONS**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

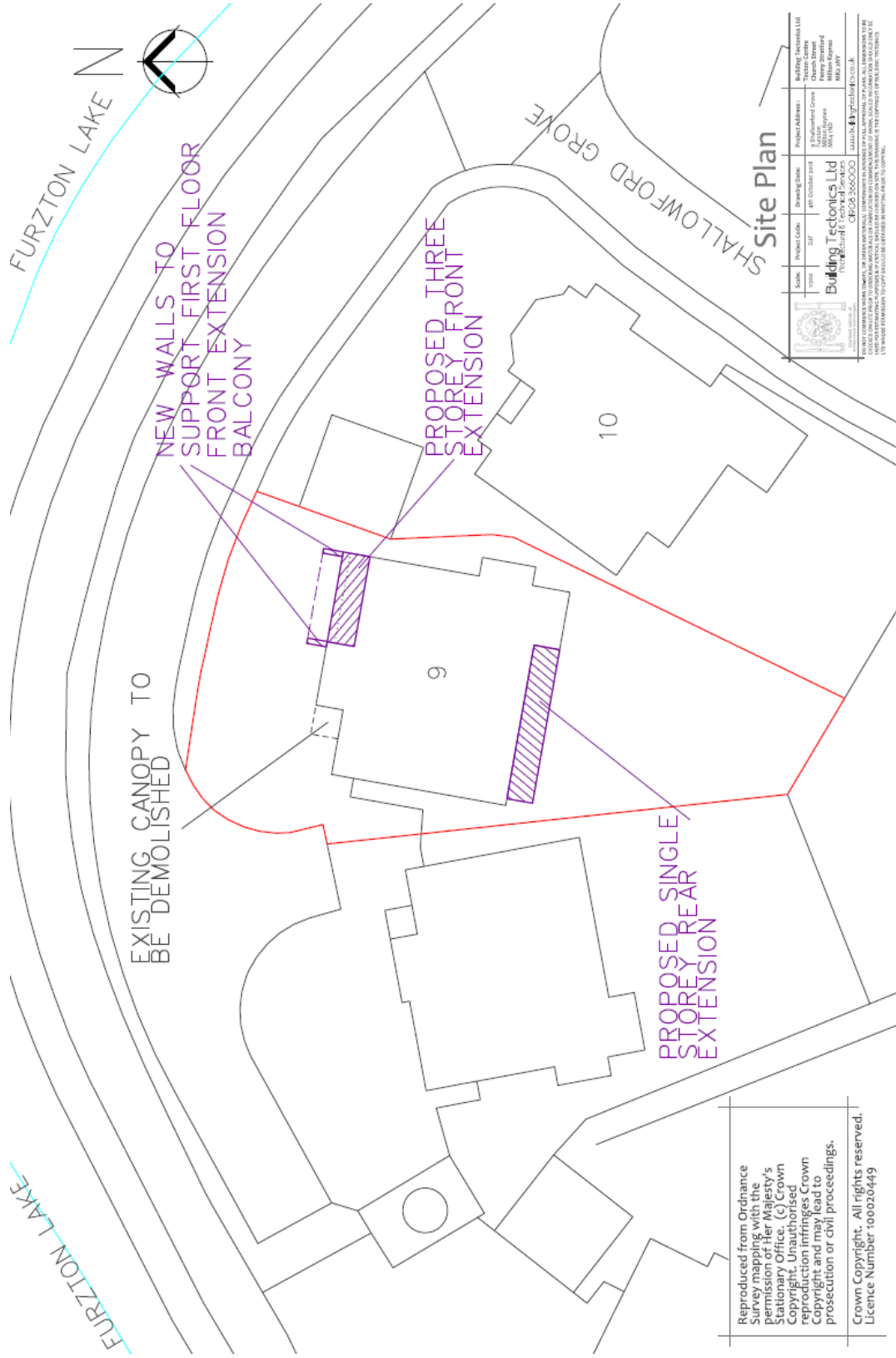
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. 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 except where indicated otherwise on the approved drawings.

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 Policy CS13 of the Milton Keynes Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes Local Plan 2001-2011.





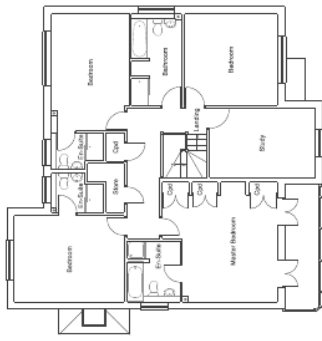


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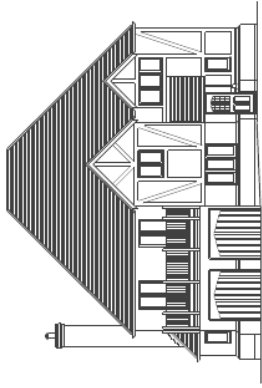
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### Site Plan

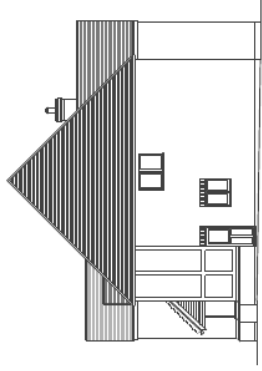
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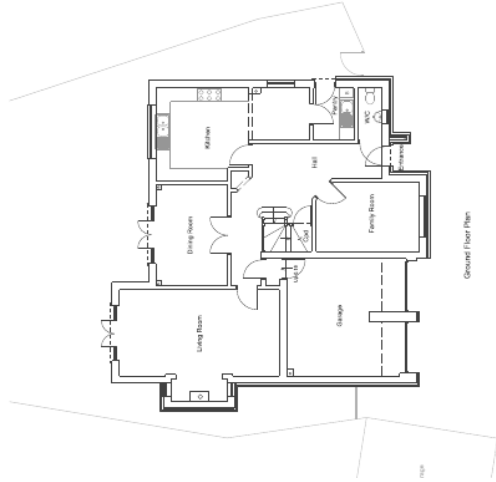
First Floor Plan



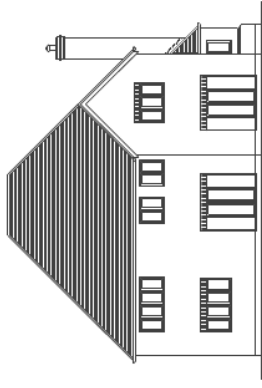
Front Elevation



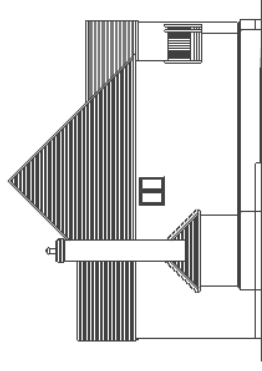
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

As Existing



## **Appendix to 18/01977/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

10/02124/FUL  
Erection of single storey extension  
PER 17.12.2010

14/01784/FUL  
Erection of a single-storey summer house at end of garden  
PER 02.10.2014

### **A2.0 ADDITIONAL MATTERS**

None.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

#### **A3.1 Ward Councillor Ganatra**

Comments received in objection to the initial plans in regards to the impact on residential amenity and character of the local area.

Comments on amended plans;

“It would appear that the amendments doesn’t do much to address the issue regarding the character of the street particularly the front facade with is dual balconies.

Conscious that the house will stand out significantly from the other houses on the street when viewed from the lake and along Watling Street if this is agreed.”

#### **A3.2 Ward Councillor Reilly** No response received.

#### **A3.3 Ward Councillor Cannon** No response received.

#### **A3.4 Parish Council**

No comments received on initial plans.

Comments on amended plans:

"Having put the amended plans to our Planning Committee by email, we feel that the applicant has changed several specific items which were part of the many objections to the original, as they have retained the timber effect rather than rendering the whole frontage and retained several of the original windows. They have also reduced the extension in size and retained the Juliet balcony effect rather than the glass balcony originally proposed. The proposed modern double width

garage door has also now been changed to a double door in keeping with the rest of the properties.

We are however aware that there is a further objection to the plans from one neighbour in that the amended plans do not resolve all of their objections but we do not see any planning reason to object to this amended application."

A3.5 Third party objections have been received from seven addresses and are summarised as follows:

- Design out of character with traditional properties in area
- Not in proportion with other properties in the street
- Negative impact on privacy
- Parking issues resulting from front extension
- Impact on character of the local area and streetscene
- Impact on the character of the existing building