

# APP 06

Application Number: 13/00147/FUL  
Minor

**Conversion of domestic integral garage to kitchen and shower room (re-submission of 12/01266/FUL) (retrospective)**

**AT 131 Oldbrook Boulevard, Oldbrook, Milton Keynes**

**FOR Mr A Galaya**

**Target:** 25th March 2013

**Ward:** Campbell Park

**Parish:** Campbell Park Parish Council

**Report Author/Case Officer:** Chris Megson

**Contact Details:** 01908252519 Christie.Megson@Milton-Keynes.gov.uk

**Head of Team:** Alex Harrison

**Contact Details:** 01908 252608 Alex.Harrison@Milton-Keynes.gov.uk

## **1.0 INTRODUCTION**

*(A brief explanation of what the application is about)*

### **1.1 The Site**

The application site is a terraced dwelling on Oldbrook Boulevard. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

### **1.2 The Proposal**

The current application seeks permission for the conversion of the existing garage into a kitchen and shower room. 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 paragraph .....  
Section 7: Requiring Good Design

### **2.2 Local Policy**

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2 – Design of Buildings;

Supplementary Planning Guidance  
Parking Standards for Milton Keynes 2005 (Amended 2009)

**3.0 MAIN ISSUES**

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

- 3.1 Will the proposed conversion lead to additional on street parking? The proposal does not include the addition of any further bedrooms to the application house. There is therefore no obligation for the applicant to provide further on-plot parking spaces.

**4.0 RECOMMENDATION**

*(The decision that officers recommend to the Committee)*

- 4.1 It is recommended that planning permission be granted.

**5.0 CONSIDERATIONS**

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

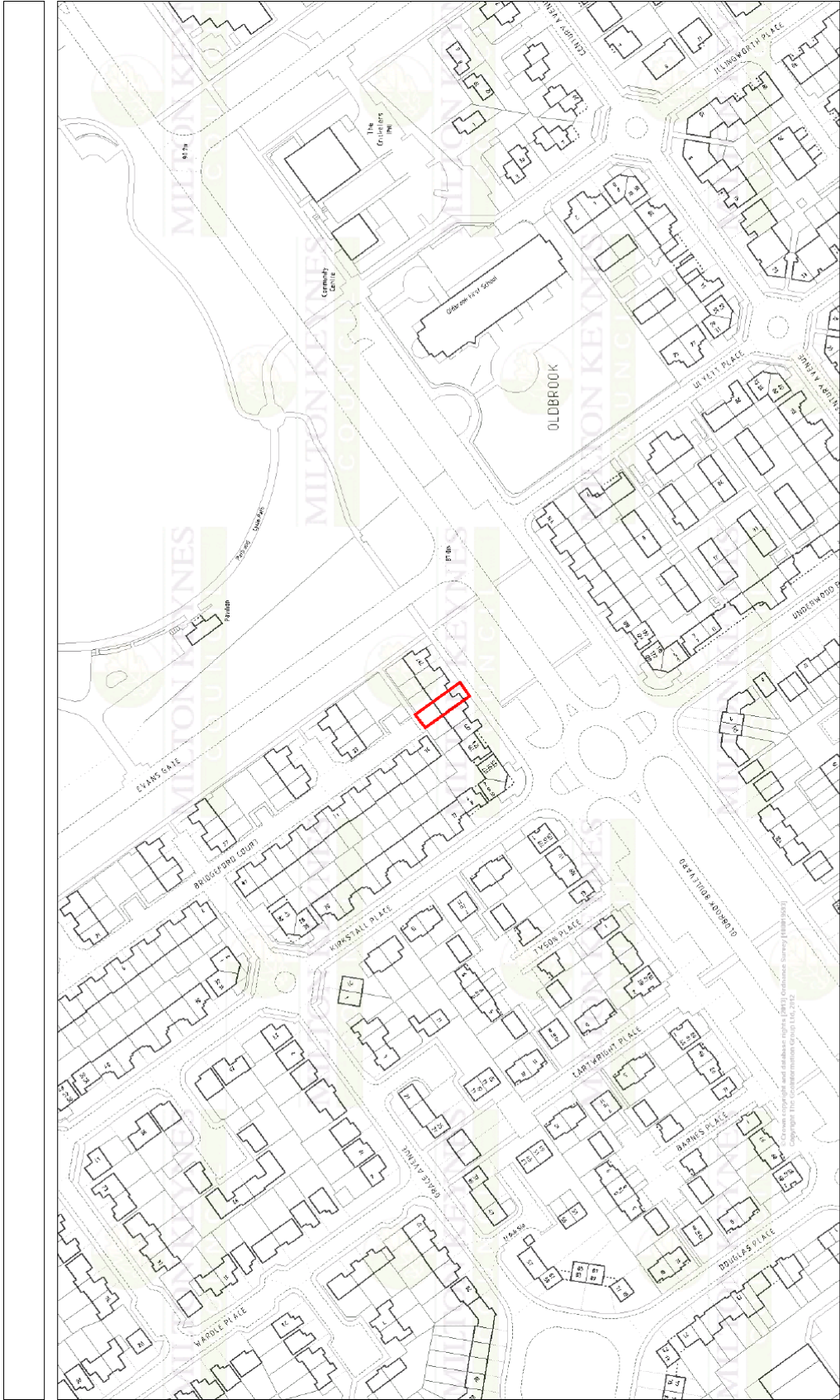
- 5.1 The current proposal seeks retrospective consent for the conversion of the existing garage to a kitchen and dining area, in addition to a small shower room. The original kitchen has since been converted into a sitting room.
- 5.2 A previous application associated with the site sought consent for the sub-division of the house to create a one-bedroom studio flat. This was refused on grounds of lack of open space, and parking provision. It should be noted that the current application does not seek consent for the provision of an additional flat and this is an extension of the existing living accommodation for the dwelling on site. As such, there is no obligation for the applicant to provide either additional parking spaces, or amenity facilities associated with new units.
- 5.3 It should be noted that the work described under the current application could be undertaken under the application dwelling's Permitted Development rights. As a result the Parish Council comments are noted but in this instance it is considered that there are therefore no reasonable grounds for refusal. The Council is obliged to determine the application as it has been submitted for formal decision.


**6.0 CONDITIONS**

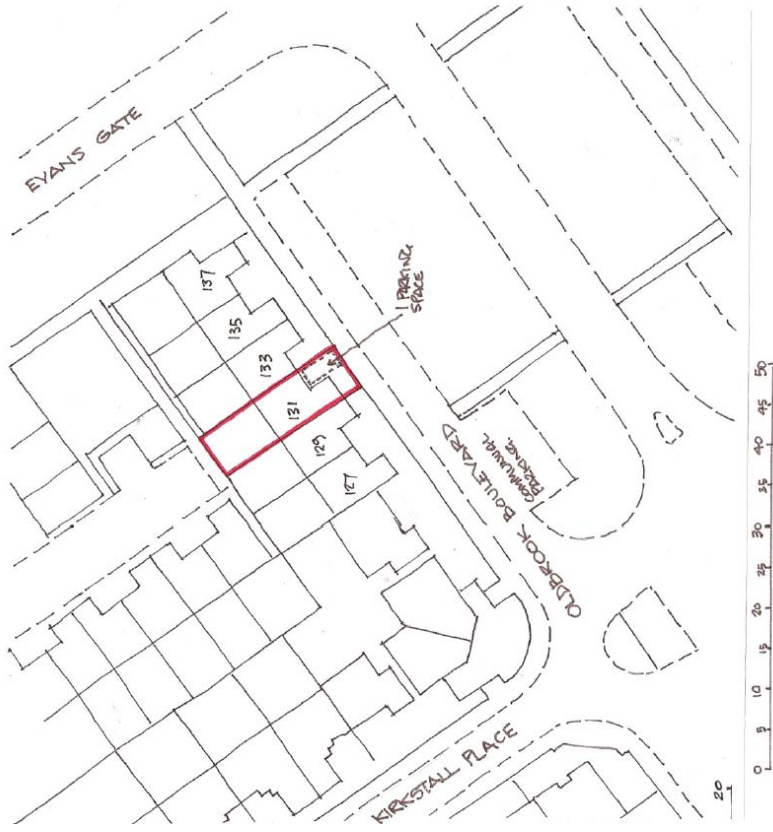
*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

1. The extension hereby permitted shall be used as part of 131 Oldbrook Boulevard and shall not be let or sub-let or transferred separately from the main dwelling.

Reason: To ensure the premises are not sub-divided without the permission of the Local Planning Authority and to avoid the creation of two distinct dwellings which would have inadequate amenity and parking arrangements.



	<p>Crown Copyright (C) Licence No. LA100019593  Aerial Photography Copyright (C) Geospespectives - All rights reserved.</p>	<p>Scale 1/1250  Centre = 485303 E 237751 N</p>	<p>Date 11/4/2013  Author:</p>
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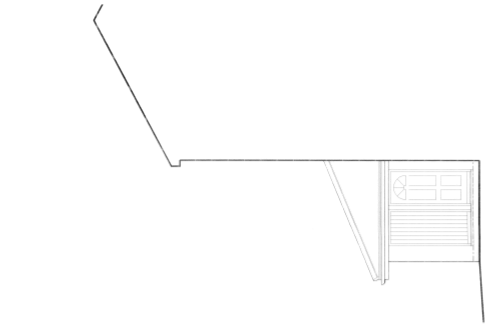
**Knight Architecture & Design**  
 9, High Street, Olney, Bucks., MK16 4EB  
 Tel: 01234 711600 Fax 10234 711607  
 Drawing No.



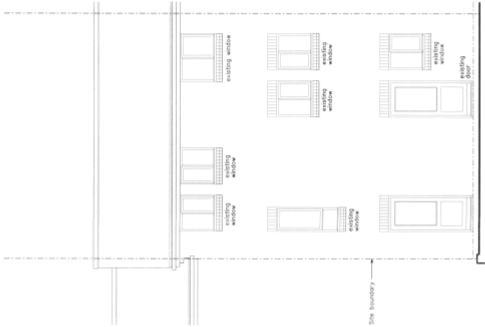
**27825-20**

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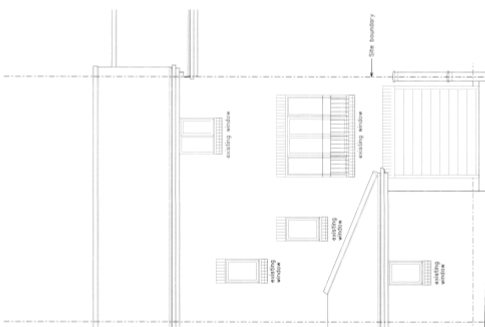
Title  
 Block Plan  
 131, Oldbrook Boulevard, MK6 2RG



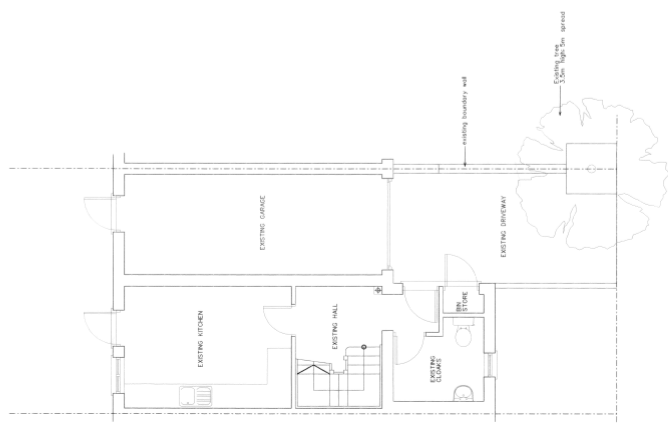
Side Elevation



Rear Elevation



Front Elevation



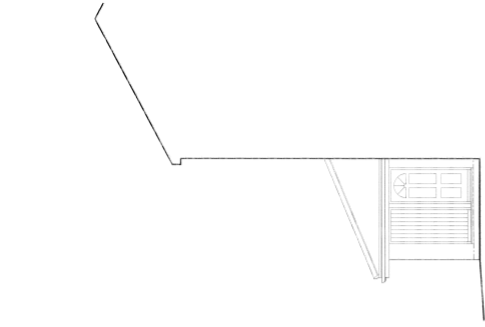
Ground Floor Plan



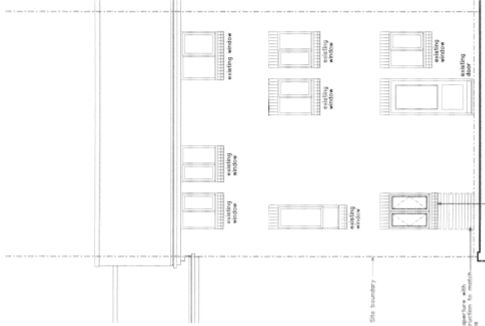
**Knight Architecture & Design**  
 9 Aggs Street  
 Giggleswick  
 Lancashire, UK  
 Tel: 01234 711607  
 Email: enquiries@knightarch.co.uk

Project: Oldbrook, Oldbrook, Oldbrook  
 Client: Mr. Galoya  
 Date: 08 Jun 2012  
 Drawing No: 27825-02  
 Rev: 1

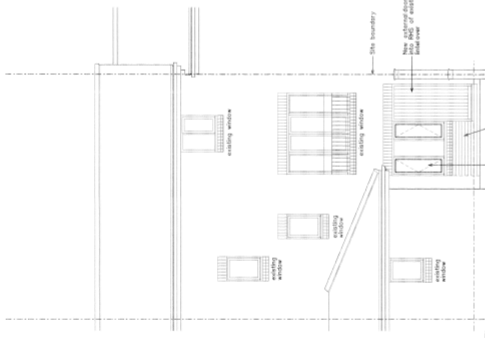
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE.



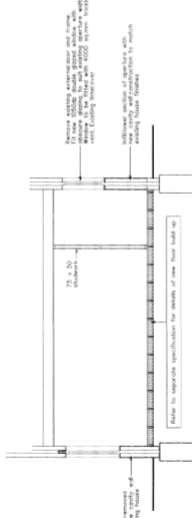
Side Elevation



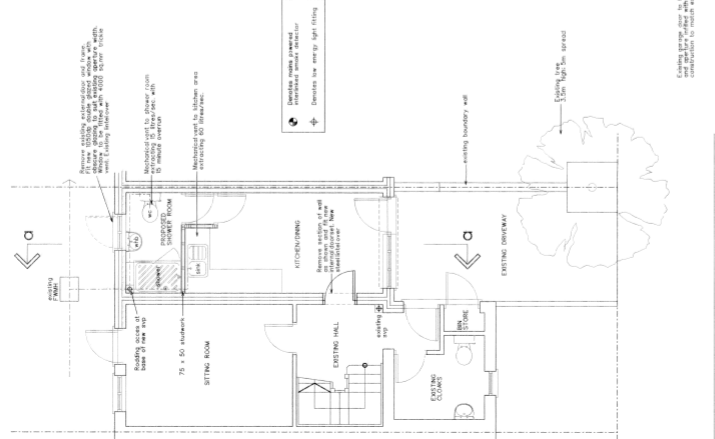
Rear Elevation



Front Elevation



Section a-a



Ground Floor Plan

Rev. D 15.03.02 Internal/external ground floor/ceiling/lighting/ventilation/air conditioning  
 Rev. C 07.08.02 Internal/external ground floor/ceiling/lighting/ventilation/air conditioning  
 Rev. B 08.03.04 Internal/external ground floor/ceiling/lighting/ventilation/air conditioning  
 Rev. A 08.03.04 Internal/external ground floor/ceiling/lighting/ventilation/air conditioning  
 Knight Architecture & Design  
 9 High Street  
 Stratford-upon-Avon CV34 4EB  
 Fax: 01224 711627  
 Tel: 01224 711600  
 email: enquiries@knightarchitecture.co.uk

Client: Mr. Galayo

Project: 01 Obriock Boulevard, Obriock  
Proposed garage conversion

Scale: 1:50	Date: 08 Apr 2004	Drawing No: 27625-01	Rev: D
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DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE.

## **Appendix to 13/00147/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 12/01266/FUL

Conversion of domestic integral garage to studio flat (Retrospective)

Refused: 14.08.2012

### **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 Development Control**

“This application does not have any new bedrooms included in the plans submitted and there is no change to the parking requirements. There is currently space for one car in front of the garage and this will not be affected by the proposed changes to the dwelling. The plans submitted also show a communal parking area nearby for visitors and the like.

Noted.

Summary: No objection.”

#### **A3.2 Campbell Park Parish Council**

Objected to the application citing the lack of provision for waste storage, and additional on plot parking spaces.

See section 5.1 above

#### **A3.3 Local Residents**

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

- 129 and 133 Oldbrook Boulevard

No representations have been received

Noted.