

ITEM 4(f)

Application Number: 18/02705/FUL

Description – Two storey rear extension and a Single storey front extension.

AT 5 Highland Close, Bletchley, Milton Keynes, MK3 7PF

FOR Mr Raymond Buckingham

Target: 2nd January 2019

Extension of Time: Yes

Ward: Bletchley West Ward

Parish: West Bletchley

Report Author/Case Officer: Richard Edgington
Planning Officer

Contact Details: 01908 252346
Richard.edgington@milton-keynes.gov.uk

Team Manager: Paul Keen paul.keen@milton-keynes.gov.uk

1.0 RECOMMENDATION

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

2.0 INTRODUCTION

The Site

2.1 The application site is a modern detached four bedroom property situated within the locality of Bletchley. The site is designated as land for housing within both the emerging Plan:MK and Milton Keynes' current adopted local plan. The locality comprises a range of predominantly detached dwellings, all of which have a similar modern architectural style, the site also provides off street parking for three cars.

The Proposal

2.2 The application seeks permission for the erection of a two storey rear extension to provide a further reception room to the ground floor and one additional bedroom to the first floor. To the front, there is also proposed to be a single storey extension providing a linkage between the existing detached garage and the host dwelling.

Reason for referral to committee

- 2.3 The application has been referred to committee at the request of the Parish Council and Cllr Long and the number of objections received.

3.0 RELEVANT POLICIES

3.1 National Planning Policy Framework (2018)

Section 12 - Achieving Well-Designed Places

The Development Plan

3.2 West Bletchley Neighbourhood Development Plan - Yet to be adopted

3.3 Core Strategy (2013)

CS13 - Ensuring High Quality, Well-Designed Places

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

Saved Policy D1 - Impact of Development Proposals on Locality
Saved Policy D2A - Urban Design Aspects of New Development
Saved Policy D2 - Design of Buildings
Saved Policy T15 - Parking Provision

3.5 Supplementary Planning Documents

Milton Keynes' adopted Residential Design Guide (2012)
Milton Keynes' adopted Car Parking Standards SPD (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 In accordance with the National Planning Policy Framework 2018, Milton Keynes Council's policy CSA of the Core Strategy 2013 states that; when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.2 Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. In this instance the principle of development is considered to be acceptable under Saved Policy D2 of Milton Keynes' adopted Local Plan which 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.

Highway matters and parking

- 5.3 In assessing the parking requirements for the proposed development, the proposal seeks to increase the number of bedrooms on site from four to five. When assessing the need for the required parking for the dwelling, Milton Keynes has an adopted Parking Standards SPD.
- 5.4 The site lies within Zone 3 of the zoning system as presented within the SPD. The net requirement is presented below;

Parking Standards Requirement - Zone 3		Provided	
Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
2	0.5	3	0.5
2.5 spaces required		3.5 spaces provided	

- 5.5 Overall, whilst the proposal seeks to increase the number of bedrooms on the site, there is no net increase in parking spaces required. In addition, given that the site currently provides an over-provision of parking the impact is deemed to be neutral, thus according with Saved Policy T15 of Milton Keynes' adopted local plan (2001-2011).

Impact on character of the area

- 5.6 In assessing proposed development and the impact on local character. Policy CS13 of Milton Keynes' adopted Core Strategy (2013) states that; all new development must be of high design quality in terms of layout, form and appearance, and make a positive contribution to the character of the area in which

it is located. Notwithstanding CS13, Saved Policy D2 of Milton Keynes' adopted Local Plan (2001-2011) highlights that extensions will only be permitted providing the scale of the proposed extension does not detract from the character of the original building.

- 5.7 The locality of West Bletchley is a modern 1970's development situated within designated housing land as defined in the emerging Plan:MK and Milton Keynes' current adopted local plan (2001-2011). Permitted development rights are therefore intact and there are no site constraints covering the area. As such, the street scene within the area is varied and consists of a range of extensions and adaptations to existing dwellings.
- 5.8 It is noted that there have been third party representations received raising objections to the detrimental impact on the character of the area that would be caused by the proposed development. When considering the single storey front aspect of the proposed development, the impact upon the character of the area is not considered to be adverse given that the infill extension seeks to incorporate the detached garage to the main dwelling. This aspect of the development would largely be concealed from the highway and would not therefore be considered to cause an adverse impact on the character of the area.
- 5.9 In considering the two storey rear extension it is noted that the wider vicinity contains a number of rear extensions the majority of which are single storey, however there are also two storey rear extensions within the immediate vicinity. Given that the area is land designated for housing with the adopted local plan, there are no overriding site constraints to consider and adaptations and extensions to properties are embedded within the street scene. However, it is acknowledged that the scale of the proposed development to the rear is larger than other extensions within the area but given the size of the plot and the separation distances between the application site and surrounding properties the development is not considered to have a detrimental impact on the character of the area.
- 5.10 This development has been considered with adopted local policy and given the proposal seeks to match the materials of the existing dwelling, the proposal will harmonise into the street scene. Whilst it is noted that the application form states that the proposed windows will be white UPVC, this is not within the submitted plans and a condition has been appended to the decision requiring the materials to match those of the existing dwelling.

Design

- 5.11 When considering the design of the proposed extension, the application has been assessed against Saved Policies D2A and D2 of Milton Keynes' adopted Local Plan (2001-2011) which states that;

Development proposals for buildings will be refused unless they:

- (i) *Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance*

- (ii) *Relate well to and enhance the surrounding environment*
- (iii) *Provide access for those with impaired mobility*
- (iv) *Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area*
- (v) *Include landscaping and boundary treatments that integrate with those of the surrounding area*
- (vi) *Have regard to the need to design layout and screening in the interests of the prevention of crime and the surveillance of the public realm*

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.

- 5.12 The proposed extension seeks to include a gable ended extension extruding a total of 4m from the rear elevation, in design terms the proposal is considered to be acceptable given that the design seeks to incorporate the extension to the architectural style of the main dwelling. This relates well to the surrounding locality and given the extension matches the existing ridge height, the scale of the proposed development adding a total of 57.6m² is not deemed to be out of proportion.

Residential amenity

- 5.13 From the consultation responses, the key concerns raised by the ward member and neighbouring residents is the impact on residential amenity, particularly surrounding the loss of light caused by the bulk and massing of the extension. As such the proposal has been assessed against Saved Policy D1 of Milton Keynes' adopted local plan which states that;

'Planning permission will be refused for development that would be harmful for any of the following reasons:

- (i) *Additional traffic generation which would overload the existing road network or cause undue disturbance, noise or fumes*
- (ii) *Inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system*
- (iii) *An unacceptable visual intrusion or loss of privacy, sunlight and daylight*
- (iv) *Unacceptable pollution by noise, smell, light or other emission to air, water or land*
- (v) *Physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats*
- (vi) *Inadequate access to, and vehicle movement within, the site'.*

- 5.14 Particularly relevant is part (iii) of the policy and the issues with the potential visual intrusion caused by the development. When considering the adopted separation distances as presented within Milton Keynes' adopted Residential Design Guide SPD (2012), the proposed development exceeds the minimum rear to rear separation distance of 22m at first floor level. In this instance the separation distance is currently 32.5m, which will be reduced to 28.5m should the proposal be constructed. Whilst it is acknowledged that 16 Kincardine Drive is located 20.7m

from the rear of the proposed extension. However, the two plots are off-set and therefore there is not considered to be a direct rear to rear relationship which would be significantly undermined as a result of the proposed development.

- 5.15 When considering the relationship between the application site and the neighbour at No. 7 Highland Close it is acknowledged that the application site will extend from the rear of the single storey extension of the neighbouring dwelling by approximately 3m, and 6m from the original rear elevation. Whilst there will be an impact on the amount of light within part of the neighbouring garden, the total area of the neighbouring garden is approximately 169m² and as such there will be sufficient amenity within the garden space which will have light unaffected. Notwithstanding, when considering the 45 degree rule, a calculation taken from the neighbouring bedroom window indicates that there is no breach of the 45 degree rule. Whilst there will be an impact on outlook, the plots within the area are sizeable and therefore able to accommodate larger scale extensions, there is a distance between the two main properties (including the garage) of 4.5m.
- 5.16 It is noted that representations have been received raising concerns regarding the outbuilding within the curtilage of the application site. It is evident from the site visit that this timber structure has use as an ancillary outbuilding/shed, and whilst there is an integrated barbeque/kiln oven, this does not form part of this application and would likely be permissible under permitted development.

Other matters

- 5.15 None.

6.0 CONCLUSIONS

- 6.1 In conclusion, the application is considered to be acceptable and 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.

3. Working with Applicant

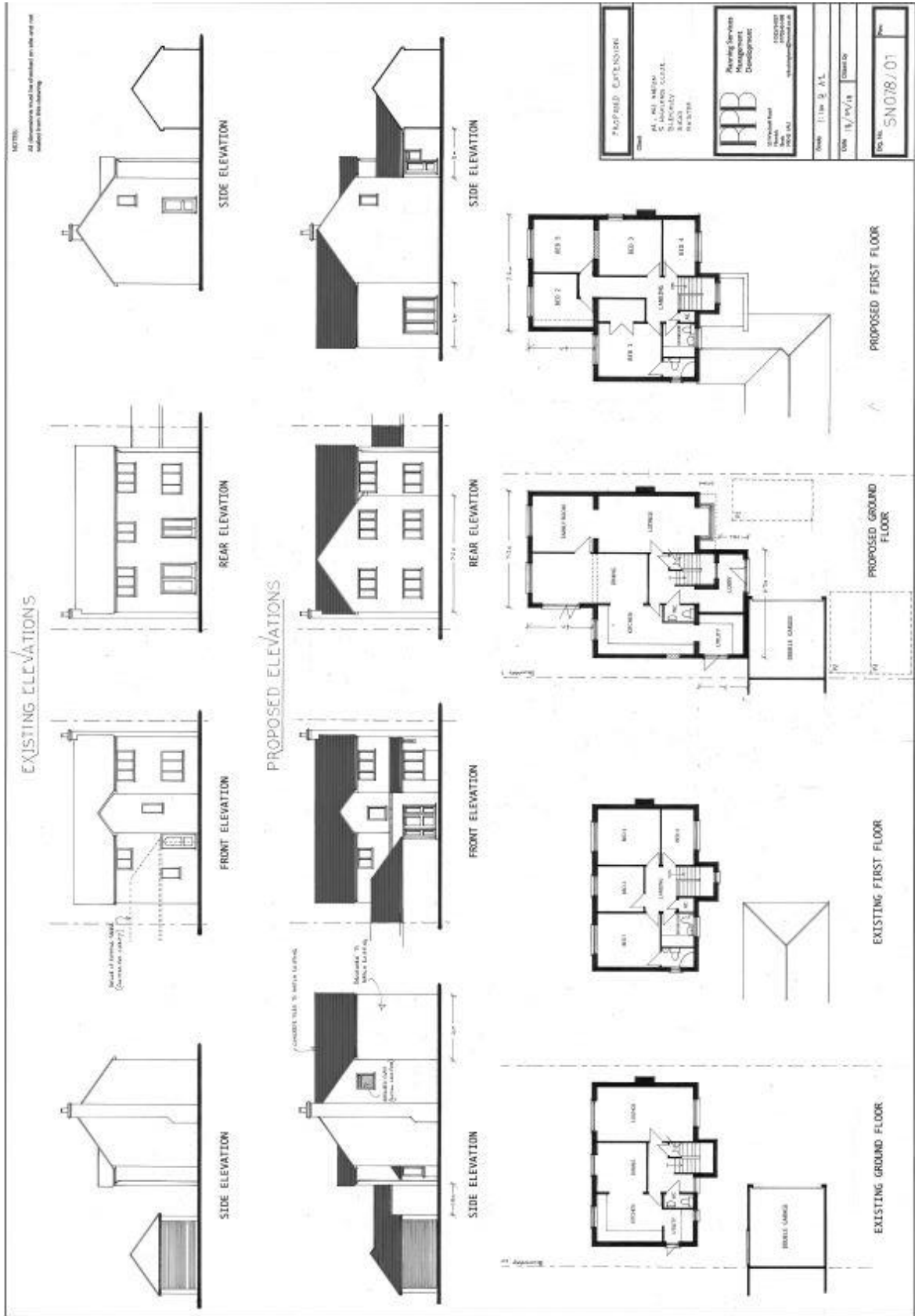
In accordance with paragraph 38 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

In this instance, the plans were acceptable as submitted and are therefore recommended for approval.

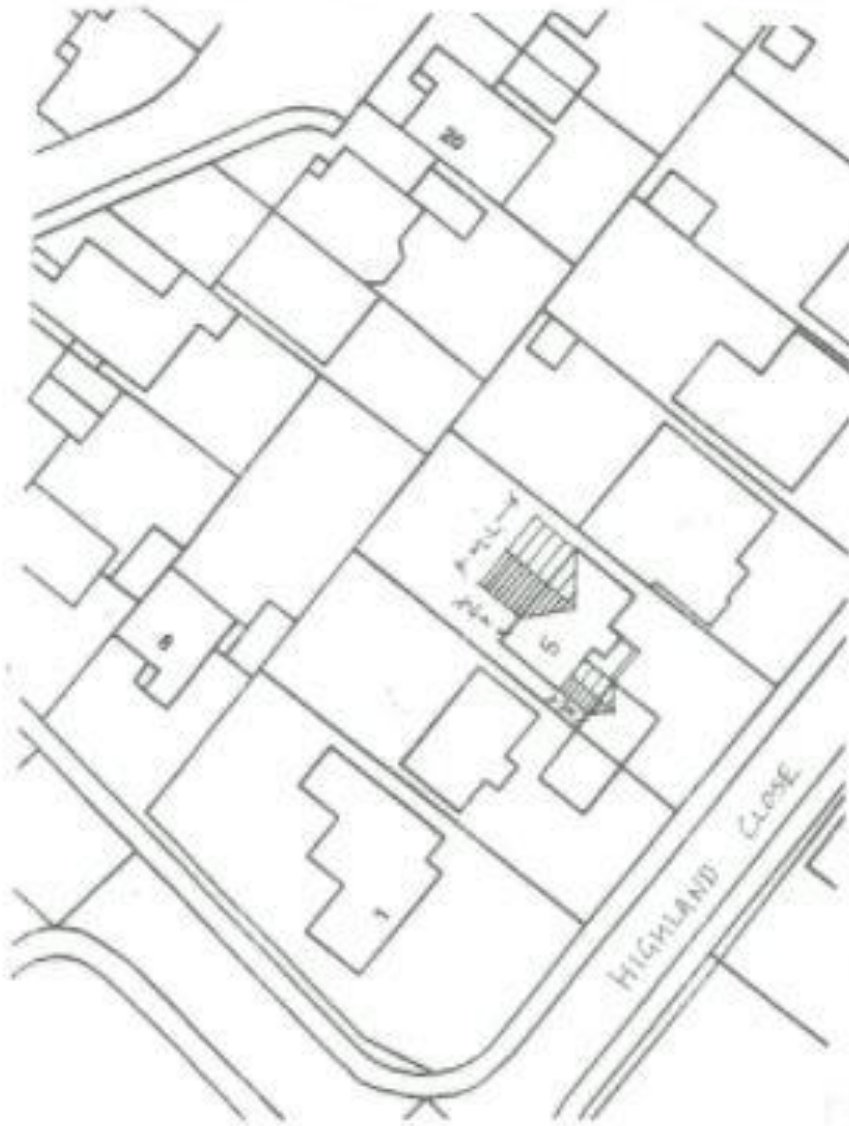
Site Location Plan



Existing and Proposed Plans



Block Plan (Proposed)



BLOCK PLAN SCALE 1:500



Appendix to 18/02705/FUL

A1.0 RELEVANT PLANNING HISTORY

There is no relevant planning history associated with the application site.

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Bletchley West Ward - Councillor Long

Concerns regarding the substantial extension which will be intrusive and limit the light in neighbouring properties. Requests a site visit takes place.

A3.2 Bletchley West Ward - Councillor Legg – Member of Development Control Committee

No response received.

A3.3 Bletchley West Ward - Councillor Geaney– Member of Development Control Committee

No response received.

A3.4 West Bletchley Parish Council

No objection subject to the planning officer being satisfied that this proposal is not an overdevelopment of the site.

A3.5 Public Representations

6 Third party objections have been received and are summarised as follows:

Material Considerations

- Overbearing
- Loss of Light
- Out of keeping/character
- Loss of privacy

Non-Material Considerations

- Plans fail to show the wooden structure within the garden
- The wooden structure contains a built barbeque and kiln oven which is a fire hazard