

Application Number: 20/02688/FUL

Description Two-storey glazed link between house and garage

At Honeysuckle House, Gun Lane, Sherington, Newport Pagnell, MK16 9PE

For Mr J Ellis

Statutory Target: 21st December 2020

Extension of Time: Yes – 4th March 2021

Ward: Olney

Parish: Sherington

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1.0 RECOMMENDATION

1.1 It is recommended that permission is granted subject to conditions set out in this report.

2.0 INTRODUCTION

Reason for referral

2.1 The application has been referred to Development Control Panel at the request of Sherington Parish Council due to site being outside of the settlement boundary and the scale of the extension would alter the appearance of the barn in conflict with Policies NP1 and NP6 of the Sherington Neighbourhood Plan.

The Site

2.2 The application site is located towards the northern end of the village, on the west side of Gun Lane, a narrow lane with no pavements. Immediately to the south of the site is a detached dwelling and its associated land. To the north is an open field and to the west, a small section of further land belonging to the applicant.

2.3 The land slopes down from north to south and the site is situated within flood zone 1 where in the land and buildings are deemed to have a low probability of flooding.

The Proposal

- 2.4 The application seeks full permission for a two-storey link extension between the approved dwelling and garage.
- 2.5 The extension would facilitate a conservatory at ground floor level and a glazed link at first floor level.

Scope of debate/decision

- 2.6 This application proposal is a full planning application and so all matters are to be considered.

3.0 RELEVANT POLICIES

National Policy

- 3.1 National Planning Policy Framework (February 2019) (NPPF)

Section 2 - Achieving sustainable development
Section 8 - Promoting healthy and safe communities
Section 12 - Achieving well-designed places

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

The Development Plan

- 3.2 Neighbourhood Plan

Sherington Neighbourhood Plan (Adopted 18th October 2017)

Policy NP1 - Sherington Settlement Boundary and Development Principles
Policy NP6 - Design and Energy-Efficiency

- 3.3 Plan:MK (March 2019)

Policy DS5 - Open Countryside
Policy CT2 - Movement and Access
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

- 3.4 Supplementary Planning Documents/Guidance

New Residential Development Design Guide (April 2012)
Parking Standards SPD (January 2016)

3.5 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.

3.6 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Application Site

18/00856/FUL

Conversion and extension of existing agricultural barn to dwelling and detached garage block

Permission granted 07.12.2018.

13/01323/FUL

Two storey rear extension and detached garage

Permission granted 30.09.2013.

12/00858/FUL

Change of use from agricultural barn to dwelling

Permission granted 13.11.2012.

5.0 **CONSULTATIONS AND REPRESENTATIONS**

5.1 Sherington Parish Council

The Parish Council considers the proposal is not in accordance with Policy NP1 of the Neighbourhood Plan and involves more development in this location outside of the settlement boundary. They also note that the glazed link and conservatory will cover the shape and form of the original barn, to the detriment of the character of the building and this rural setting. The scale of the development will be inappropriate to this setting and the rural character of Gun Lane – not in accordance with Policy NP6 in the Neighbourhood Plan.

It was requested that, if the recommendation is to approve, the application be considered by the Development Control Committee/Panel.

5.2 Cllr Peter Geary - Olney

No comments received.

5.3 Cllr Keith McLean – Olney (Member of Development Control Committee)

No comments received.

5.4 Cllr David Hosking - Olney

No comments received.

5.5 Third Party Representations

A total of 3 objection letters have been received, with comments as summarised below.

- Outside of the settlement boundary as defined in the neighbourhood plan;
- Over development;
- Inappropriate for its location and non-designated asset; and
- Light level.

6.0 MAIN ISSUES

Principle of development
Design, character and appearance
Residential amenity
Highway matters

7.0 CONSIDERATIONS

Principle of development

- 7.1 The site is outside of the settlement boundary and is therefore identified as Open Countryside within the proposal maps of Sherington Neighbourhood Plan (NP) and Plan: MK. The site must therefore be assessed against Policy NP1 of the NP and Policy DS5 of Plan:MK.
- 7.2 Policy NP1 within the NP states that development proposals outside of the settlement boundary will only be supported if they comply with the provisions of the NP and Plan: MK, in respect of the control of development in the countryside.
- 7.3 Policy DS5 of Plan:MK allows for limited extensions or ancillary structures to existing buildings provided their scale and visual impact do not have a detrimental impact on the open character of the countryside.
- 7.4 In considering the principle of development in this instance, the history of the site and the extant permission on site must be taken into account. Permission was granted in December 2018 for the conversion and extension of existing agricultural barn to a dwelling and a detached garage block. It would appear that works have commenced meaning the applicant would be within their rights to continue to implement that approved development. Taking this into account, it cannot be considered that the current proposal would be unacceptable in principle since the residential use is already established. The key considerations therefore solely relate to whether the

development would be suitable in terms of other material planning considerations, as detailed below.

Design, character and appearance

- 7.5 Policy NP6 of the Neighbourhood Plan where it states that new development will be supported if it can be demonstrated that it delivers high quality development of architectural merit; delivers high quality development of architectural merit, distinctive and, where appropriate, individual in character. It also highlights that the development should reflect the character of the area through height, scale, spacing, layout, orientation, design and materials of buildings; respects the natural contours of a site; seeks to maximise energy-efficiency; preserves the open and green character of the village and recognises the transition to the countryside.
- 7.6 This is echoed within the Design chapter of Plan: MK where it emphasises that the important goal for any extension should be to harmonise with the building, striking a balanced visual relationship with its existing features and integrating in such a way that it does not adversely affect the character and appearance of the locality.
- 7.7 The proposed extension would provide a link between the dwelling and the garage on site. The submitted plans show that the proposed structure will be set in from the main front elevation of the dwelling and garage and will incorporate two fully glazed roof slopes and a flat top. A pair of bi-fold doors will be installed on the front elevation and two sets of bi-fold doors on the rear elevation. The extension would provide an additional 37 sqm (approx.) of internal floor space to the dwelling. Comments relating to overdevelopment within the site are noted. The application site measures approx. 400sqm of which approx. 94sqm will be occupied by the resultant dwelling and extension. This equals to 23.5% of the site. It is not considered to be over development.
- 7.8 Turning to the possible loss of the historic barn character, it is worth noting that the original building was not listed nor is it located in a conservation area. The application seeks solely to add an extension to link the approved garage and dwelling. Whilst the impacts of the proposal on the history of the barn were recognised in the 2018 application, the end use as residential and the changes proposed to the exterior were accepted.
- 7.9 The proposed extension will have a modern appearance. However, given the design and layout of the dwelling, the extension is considered to be modest in size and acceptable in design. In terms of views from Gun Lane, it would be partially screened by the rear projection of the main dwelling, thus only partially visible from public vantage points. It is considered that the proposal will have no adverse effect upon the character of the surrounding area or the visual amenities of the street scene. In addition to the above, the glazed link has been designed to allow the maximum amount of natural light inside the dwelling whilst crating a visual interest.
- 7.10 Overall, it is considered that the proposal would accord with Policy NP6 of the Neighbourhood Plan and Policies D1, D2 and D3 of Plan:MK.

Residential amenity

- 7.11 Policy D5 of Plan:MK requires all new development proposals to create and protect a good standard of amenity for all buildings and surrounding areas.
- 7.12 Owing to the extant permission, the main consideration of impact on local residential amenity are the new build elements.
- 7.13 As aforementioned, the proposed two storey extension would be recessed from the front elevation of the main dwelling. It would be sited over 8m from the southern boundary and by virtue of the siting of the new dwelling on site, the link extension will be sited diagonal to the neighbouring dwelling, over 25m away from the nearest elevation of the neighbouring dwelling.
- 7.14 Section 4.10 of the Residential Design guide SPD states: *“As a rule of thumb, for new residential developments, back-to-back privacy distances of 22 metres (measured from first floor level) should be the objective.”* Although the proposal would not have a back to back relationship with the neighbouring dwelling, the guidance is considered to be relevant to avoid overlooking.
- 7.15 The siting of the extension is considered to be acceptable in terms of the separation distances between built forms.
- 7.16 Overall, it is considered that given that the use of the building is domestic, it is unlikely that the proposal would result in a detrimental impact upon nearby occupiers of the site. As a result, the proposed development is considered to be in accordance with Policy D5 and therefore acceptable in this regard.

Highway matters

- 7.17 The site is located within accessibility zone 4 and in accordance with the MKC Parking Standards SPD, there is a need to provide 2 on-site parking spaces for dwellings with 2 bedrooms and 0.5 unallocated parking space. There is no increase in bedrooms as part of this proposal. The site provides 3 spaces, and it is therefore considered that the proposal would be acceptable and accords with policy CT10 and the Parking Standards SPD.
- 7.18 Turning to the access, Policy CT2 requires all development proposals to ensure that there will not be a detrimental impact upon highway safety, or would cause prejudice to highway users. In this instance, there will be no change to the access approved in the 2018 permission and thus the proposal is not expected to create any additional highway implications. The proposal, therefore, would accord with Policy CT2 of Plan:MK.

Other matters

- 7.19 Although there are trees and hedgerows within the application site, no trees will be affected by the proposal.

8.0 CONCLUSIONS

- 8.1 In conclusion, it is considered that the proposal is acceptable and that planning permission should be granted subject to the conditions set out below.

9.0 CONDITIONS

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

Received on 26/10/2020:

- Drawing number 606/05 Site plan.
- Drawing number 606/10 General arrangement.

Received on 26/01/2021:

- Location plan 1:1250.

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

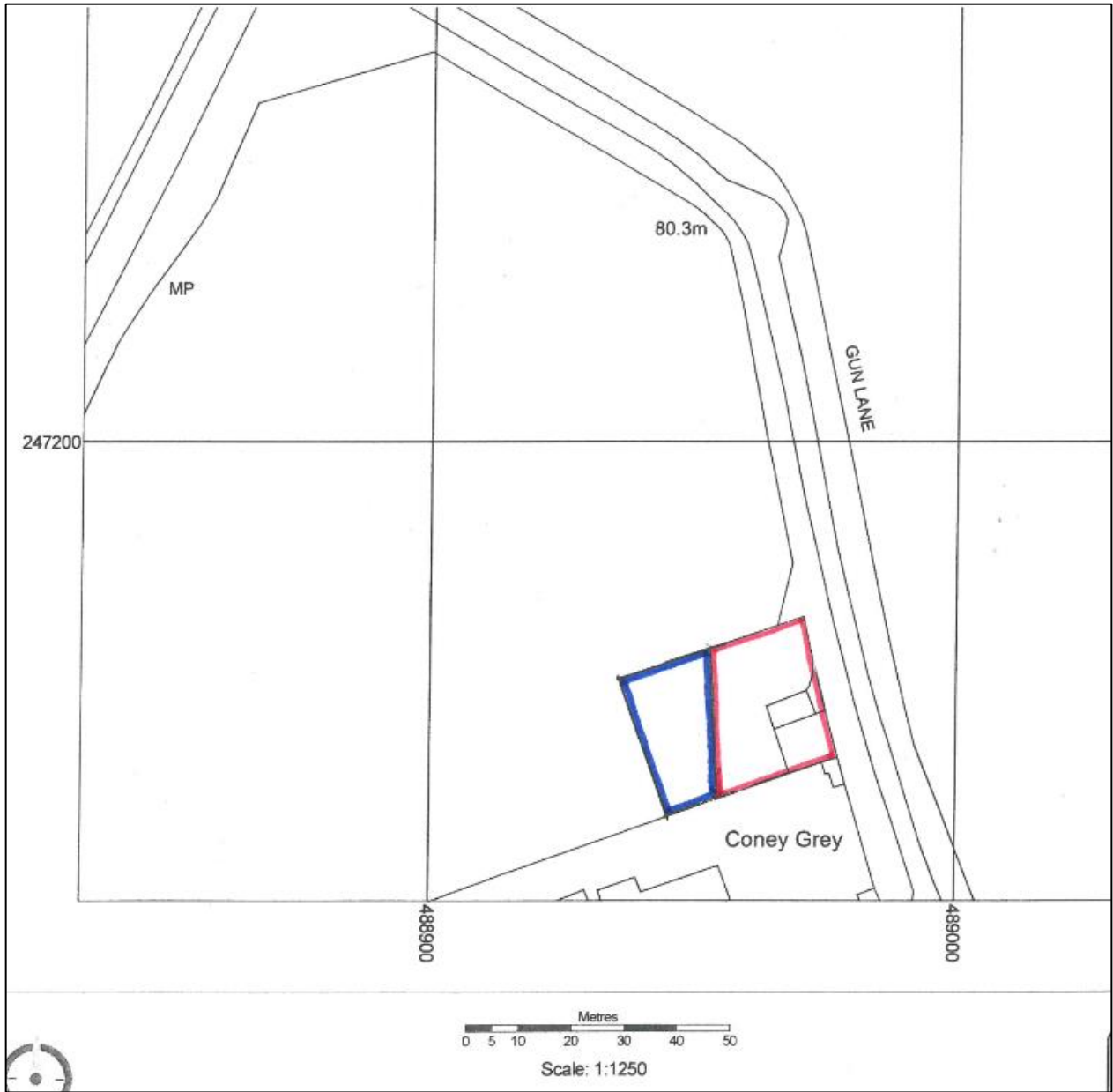
2. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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.

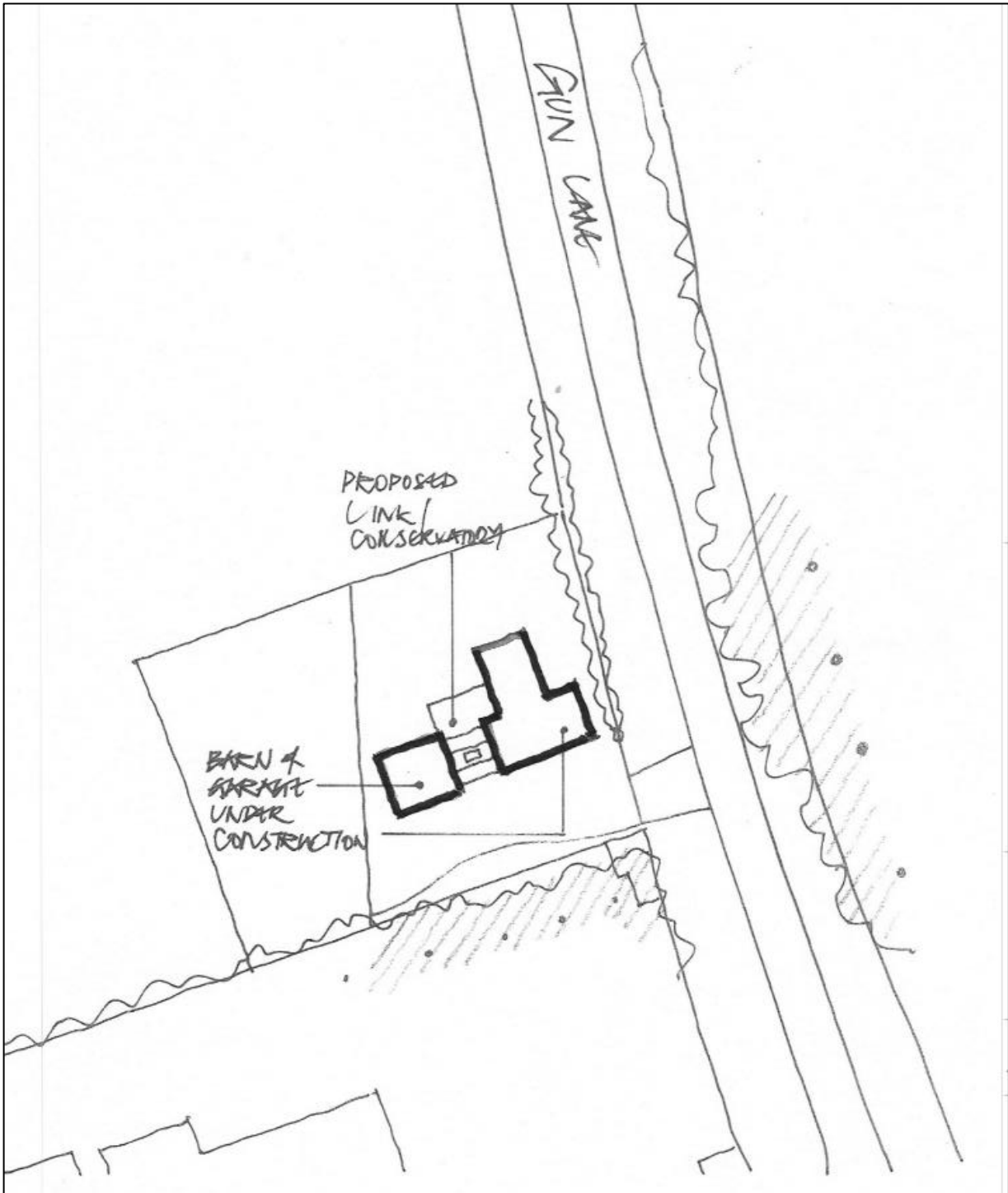
3. Notwithstanding the approved plans, no development shall take place above slab level until a schedule of the external materials has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development does not detract from the character and appearance of the area in accordance with Policy DS5, D1, D2 and D3 of Plan:MK(2019).

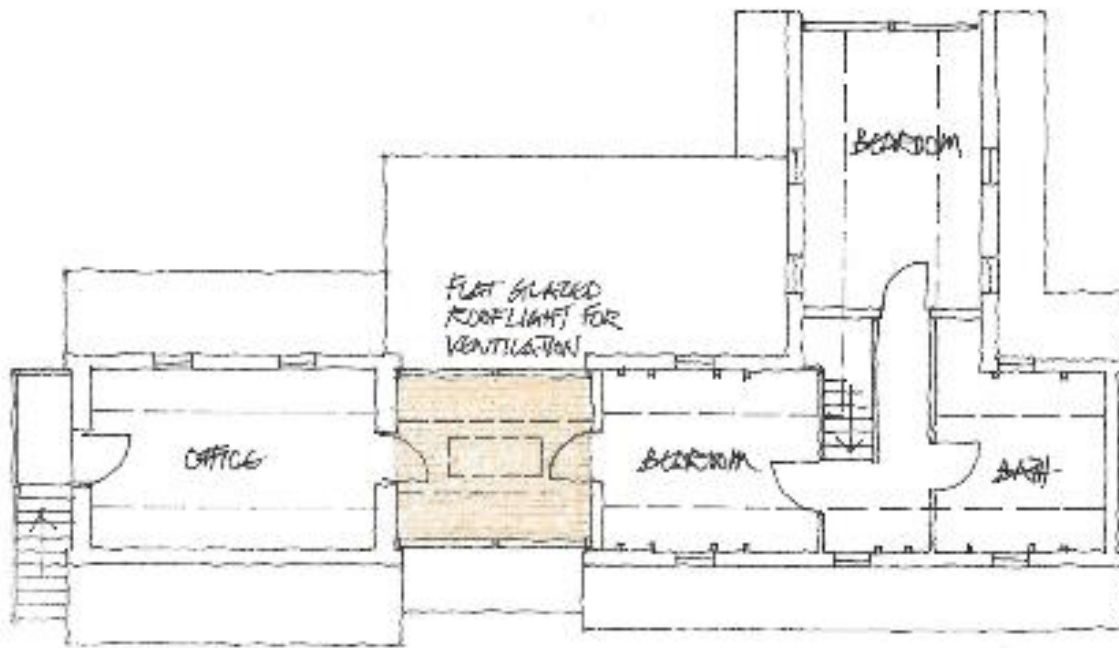
Location Plan



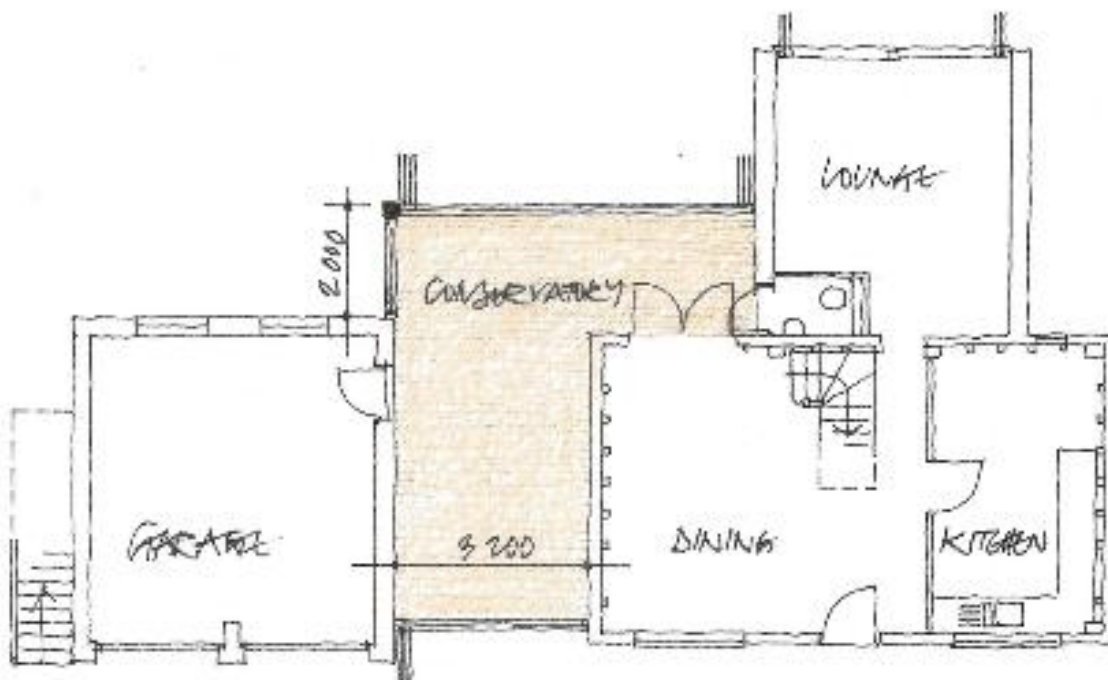
Proposed site plan



Proposed floor plans



FIRST FLOOR PLAN.

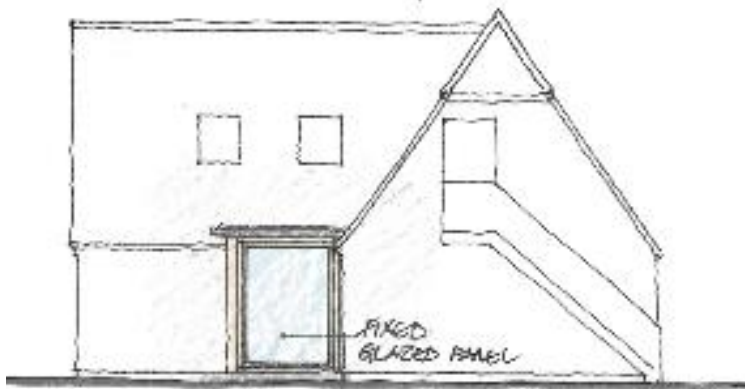


GROUND FLOOR PLAN

Proposed elevations



GARDEN ELEVATION (NORTH)

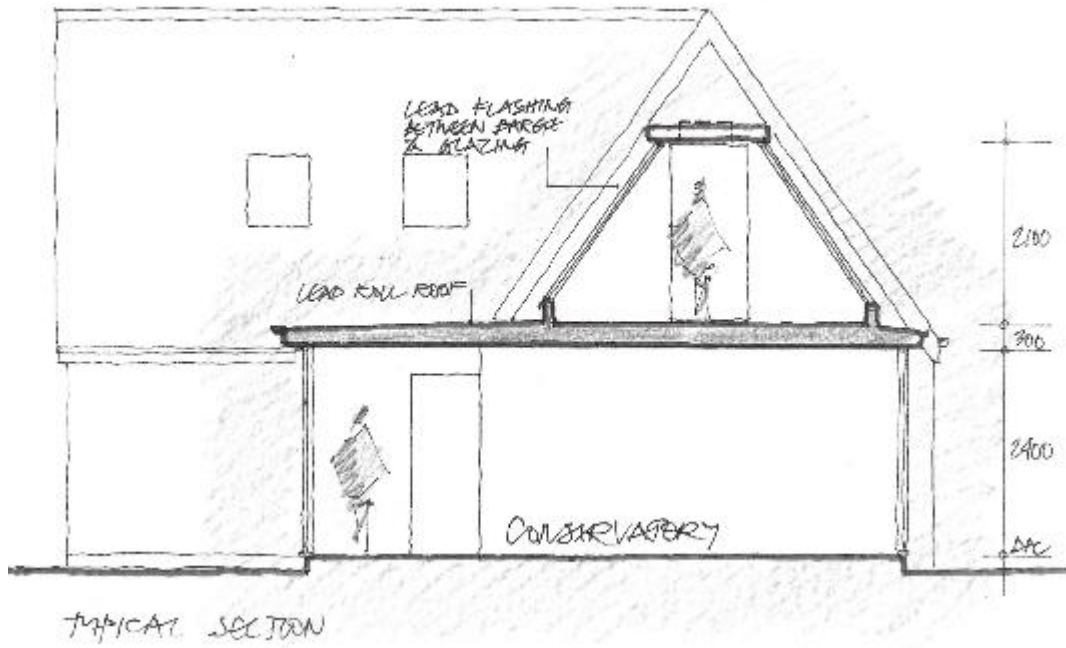


GARAGE PANEL ELEVATION (WEST)



ENTRANCE ELEVATION (SOUTH)

Proposed section



A1.0 FULL CONSULTATIONS AND REPRESENTATIONS

A1.1 Sherington Parish Council

Sherington Parish Council have considered the plans and supporting information in Application 20/02688/FUL. The vote was taken to object to the application on the basis that it conflicts with Neighbourhood Plan Policy NP1 and involves more development in this location outside of the settlement boundary within the countryside.

Furthermore, the provision of the glazed link and conservatory effectively wrap around the original barn structure, concealing its shape and form, to the detriment of the character of the building and this rural setting at the entrance to the village. Joining the buildings together results in a scale of building inappropriate to this setting and the rural character of Gun Lane, in conflict with Neighbourhood Plan Policy NP6.

Should the Planning authority be minded to recommend the application for approval, we would request that the application is taken to development control committee for consideration.

A1.2 Cllr Peter Geary- Olney

No comments received.

A1.3 Cllr Keith McLean – Olney

No comments received.

A1.4 Cllr David Hosking - Olney

No comments received.

A1.5 Neighbour/ Third Party Representations

Material planning considerations:

- Outside of the settlement boundary as defined in the neighbourhood plan.
- Over development.
- Inappropriate for its location and non-designated asset.
- Light level.