

Application Number: 18/01873/FUL

Description First floor side extension, rear conservatory and loft conversion.

AT 4 Forrabury Avenue, Bradwell Common, Milton Keynes, Milton Keynes, MK13 8NG

FOR Mrs Alfoudari

Target: 1 November 2018

Extension of Time: Yes

Ward: Central Milton Keynes

Parish: Bradwell Parish Council

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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 situated on Forrabury Avenue within the residential area of Bradwell Common. No. 2 Forrabury Avenue is located to the East of the property, with No. 6 to the West.

The Proposal

2.2 The application seeks permission for the construction of a first floor side extension, rear conservatory and loft conversion.

2.3 During the application amended plans were received which removed the dormer visible from the front elevation.

Reason for referral to committee

- 2.4 The application is referred to Development Control Panel for determination due to the call in request from Central Milton Keynes Ward, Cllr Williams.

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 for 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.

		Parking Standards Requirement - Zone 3		Provided
Plot Number	Type	Allocated	Allocated	
No. 4 (existing)	5 bedrooms	2		1
No. 4 (proposed)	6 bedrooms	2		1
	Site Total	2 spaces required		1 space provided

- 5.3 Objections have been raised in relation to the increase in bedrooms impacting upon highways with regards to the parking provision. It is acknowledged that the existing parking provision associated with the application site falls below the guidance outlined in the Milton Keynes Parking Standards 2016 (SPD), with only one on-plot parking space allocated to the dwelling. As the increase from five to six bedrooms does not increase the requirement for parking provision, in this instance, by retaining the existing on-plot parking provision it is considered that the proposal is acceptable.

Impact on character of the area

- 5.4 The application site is located within the residential area of Bradwell Common. The site is not a Listed Building, within the setting of a Listed Building or located in a Conservation Area. The first floor addition to the property would be considered to be in keeping with larger properties within the locality, such as the adjacent property, No 2 Forrabury Avenue and corner property No. 17 Mayditch Place. Although it is acknowledged that the East elevation of No. 2 is subservient to the existing dwelling, the proposed development is considered to be acceptable given the addition to the existing garage and use of matching materials to integrate the proposal with the existing dwelling. Therefore, the proposal is not considered to result in significant harm to the character of the area.
- 5.5 Amended plans were received which removed the dormer visible from the streetscene in the initial plans, to ensure the proposed development would integrate with the properties within the local area. Dormer windows are proposed for the rear of the property, which would not be visible from the streetscene and therefore would not be considered to negatively impact upon the character of the area.
- 5.6 The single storey rear extension would not be visible from the streetscene due to the location at the rear of the property and the single storey nature of the proposal. Therefore, the extension is not considered to significantly impact upon the character of the local area, and is therefore considered to be acceptable. As such, the proposed development is considered to not 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

- 5.7 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". The first floor extension and loft conversion would alter the existing roof line from a pitch and lean to pitch of the garage, to a hip roof. The loft conversion proposes roof lights to the front elevation of the dwelling. Whilst these are not considered to be characteristic of the area, they are considered to be acceptable. The loft conversion does not propose an addition to the front or side elevation and therefore would not be highly visible from the streetscene. Dormer windows are also not characteristic of the area, however, given the location at the rear of the property, they are considered to be acceptable.
- 5.8 An objection was raised in regards to the proposal being overdevelopment of the existing property. Whilst it is noted that the proposals are a large addition to the dwelling, the first floor extension, loft conversion and conservatory are not considered to be overdevelopment in relation to the small increase in footprint of the property. The use of matching materials would ensure that the proposals integrate with the existing dwelling, and that the development does not detract from the character of the local area.

- 5.9 The proposed two storey side extension would extend above the existing garage. The two storey aspect would not increase the footprint of the property, and the use of matching materials would not be considered to cause significant harm to the character of the local area. In addition, other properties within the locality are of similar design to the proposed development, and therefore the move away from the lean to garage to the dwelling would not be considered detrimental to the character of the dwelling or local area. Furthermore a substantial garden area remains to be enjoyed by the existing dwelling and the rear elevation of the proposed extension does not project significantly beyond the rear building line of the street.
- 5.10 The proposed single storey rear extension would not be visible from the streetscene of Forrabury Avenue. Although the proposal is a large conservatory addition, the single storey nature of the proposal would be of a scale and design that would not have a detrimental impact on the character of the local area or original dwelling.
- 5.11 For these reasons, it is considered that the development does not detract from the character of the original building or character and appearance of the area. The proposal therefore accords with Saved Policy D2 of the Milton Keynes Local Plan 2001-2011 in respect of ensuring that the works would not detract from the character of the original building.

Residential amenity

- 5.12 Policy D1 of the Milton Keynes Local Plan 2001-2011 states that development should be refused if it would be harmful by way of creating an unacceptable visual intrusion or loss of privacy, sunlight and daylight.
- 5.13 Objections have been raised from adjacent residents regarding a loss of privacy. In regards to No. 2 Forrabury Avenue, the windows to the West elevation do not vary from the existing property. Although the extension to the East elevation does propose windows to the first floor, these would serve bathrooms and therefore would not be considered to result in a significant loss of privacy to the neighbouring property. The proposed dormer windows would allow outlook to the rear of the property, however, this would constitute the same outlook as the existing windows located at the rear of the first floor. Therefore, the proposed dormer windows are not considered to significantly impact upon the privacy of neighbouring properties.
- 5.14 The proposal would result in some loss of light to neighbouring property No. 2 Forrabury Avenue. However, given the existing roof of the garage, the hipped roof proposed sloping away from the neighbouring property and the position of the neighbouring property windows, on balance, the proposal is not considered to cause an unacceptable loss of sunlight or daylight.
- 5.15 An objection was received in regards to the overbearing impact of the proposed conservatory to both neighbouring properties. It is acknowledged that the proposed conservatory is of a large scale, with the height to the roof pitch of approximately 3.1 metres. However, the height to the eaves of the conservatory measures approximately 2 metres, then with a hipped roof it is not considered to have a

harmful overbearing impact upon the neighbouring properties that would warrant refusal of the application.

- 5.16 Overall the proposed development is considered not 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.

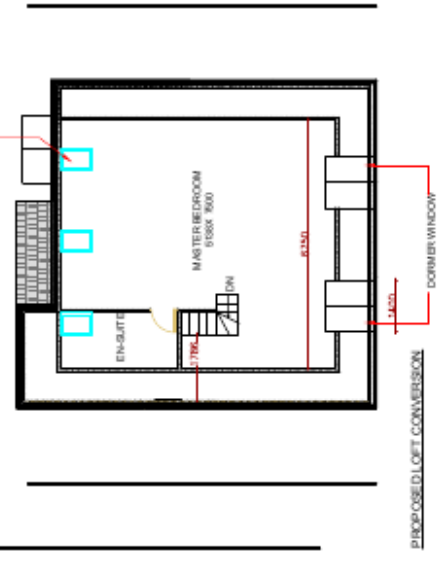
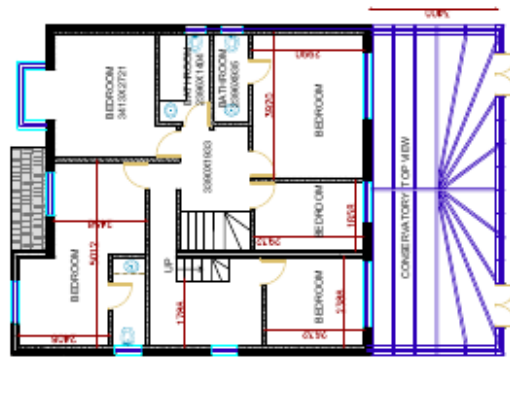
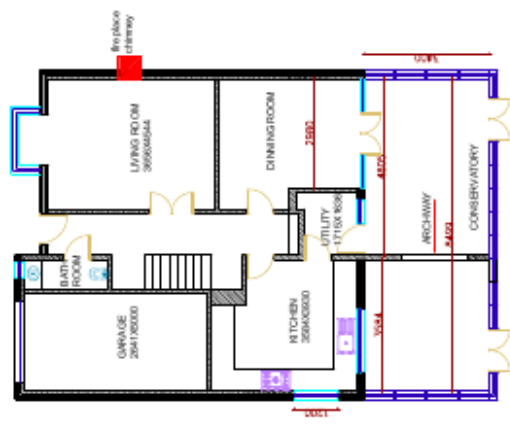
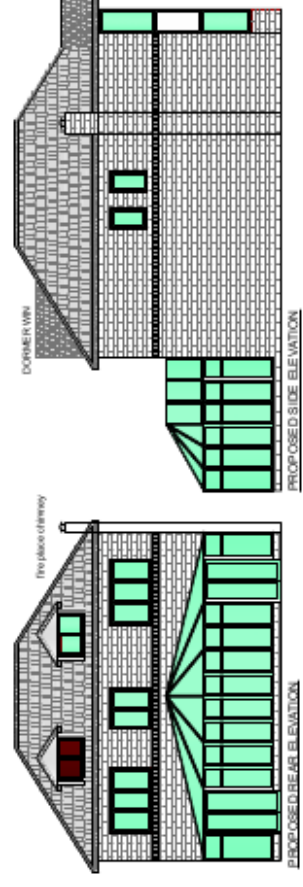
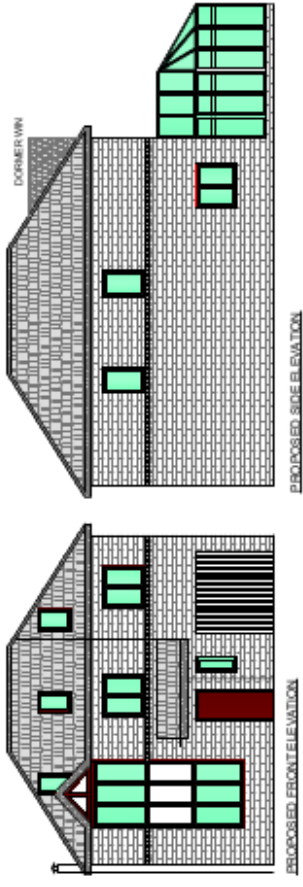
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

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.







Appendix to 18/01873/FUL

A1.0 RELEVANT PLANNING HISTORY

No relevant planning history on the site.

A2.0 ADDITIONAL MATTERS

None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

A3.1 Ward Councillor Pre

No response received.

A3.2 Ward Councillor Walliams

No response received.

A3.3 Ward Councillor Williams

"Following concerns raised by nearby residents, I wish to object to this application.

I am concerned about the scale and massing of this proposed extension, and the impact this will have on neighbouring properties. I also feel the extension is not in keeping with the existing street scene. In my view, this extension contravenes policies D1 and D2 of the Local Plan.

I also have real concerns about the impact on parking in this area.

Please could you ensure this application is referred to the Development Control Panel for consideration."

A3.4 Parish Council

No response received.

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

Material comments;

- Overbearing impact of conservatory on No. 6
- Property not in keeping with size of surrounding properties
- Loss of daylight/ sunlight
- Loss of privacy
- Overdevelopment
- Highways issues