

06/01895/FUL

**REPLACEMENT DWELLING
AT 75 Ousebank Way, Stony Stratford, Milton
Keynes
FOR Mr J Kemp**

INTRODUCTION

The application site is situated on the northern side of Ousebank Way and is within a staggered line of detached dwelling houses. The site is vacant, the previous detached dwelling house and garage has been demolished. The street scene in Ousebank Way is characterised by a mix of dwelling houses, dormer bungalows and bungalows. A previous application 04/00197/FUL for the erection of a detached dwelling house and garage was approved. This consent has not been implemented but is still live. A subsequent planning application 06/00055/FUL for a replacement dwelling house was refused.

A concurrent planning application 06/01895/FUL for the demolition and erection of a new dwelling house at number 73 Ousebank Way has been submitted for determination.

PLANNING HISTORY

04/00197/FUL - Erection Of House and Garage - Permission 2/4/2004

06/00055/FUL - Erection Of Two Storey Dwelling - Refused 22/2/2006

THE CURRENT APPLICATION

This application seeks to erect a replacement two and a half storey dwelling house with an integral garage and associated area of hard standing for parking.

KEY ISSUES

1. Whether the siting, scale and design would enhance the character and appearance of the street scene in this part of Ousebank Way.
2. Whether the development would have an adverse impact on the amenities of neighbouring properties.
3. Whether there would be adequate on site parking.

PLANNING POLICY

The main policies in the adopted Milton Keynes Local Plan (2001 - 2011) are:

D1 Impact of development proposals on locality
D2 Design Of Buildings
T15 Parking

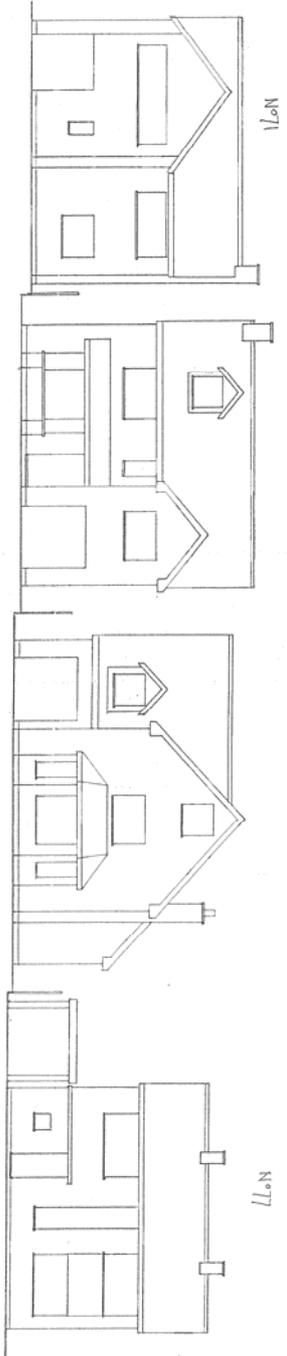


06/01895/FUL
75 Ousebank Way SS
Replacement Dwelling

THE SITE

SCALE 1:1250
(77)

06/1895/FUL
75 Ousebank way
Replacement Dwelling



100 NOT SCALE
(78)

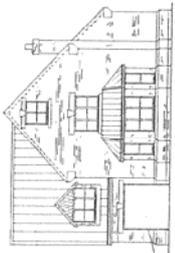
Ousebank Way Stony Stratford
STREET SCENE
Scale 1:100 DRAWING No 3

05189522007/01

661895228071



Proposed No 7's



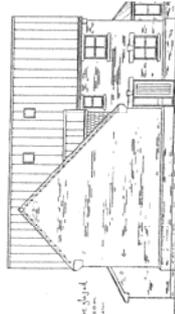
FRONT ELEVATION



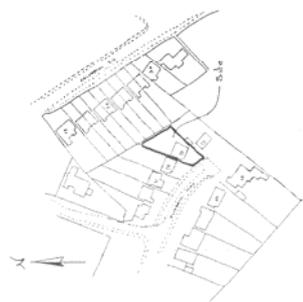
SIDE ELEVATION



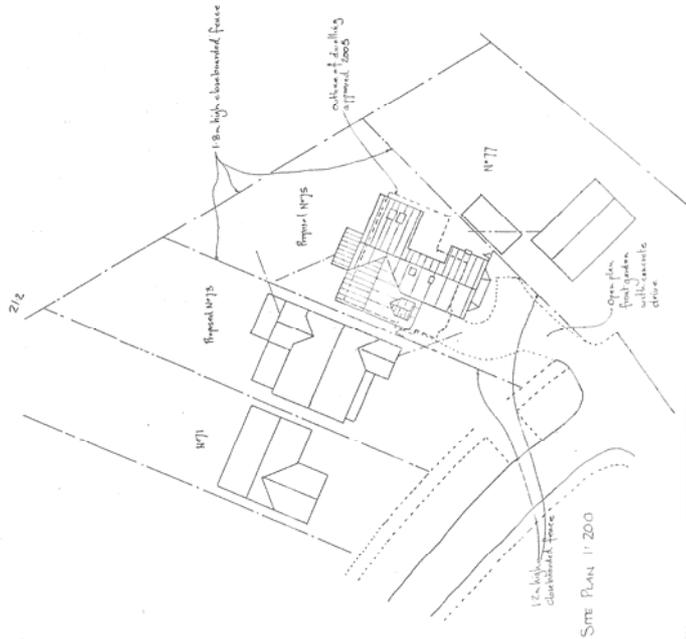
REAR ELEVATION



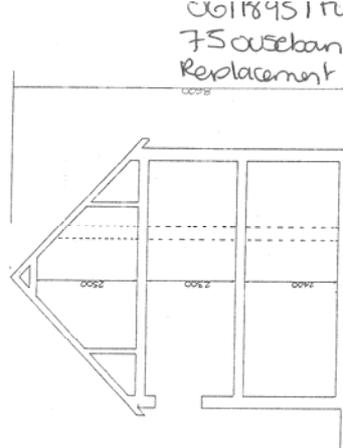
SIDE ELEVATION



LOCATION PLAN 1:1250



SITE PLAN 1:200



061895172L
75 Cousebank Way SS
Replacement dwelling

PROPOSED NEW DWELLING AT
75 COUSEBANK WAY STONY STRATFORD
SCALE 1:100 DRAWING NO 2

DO NOT SCALE (80)

Supplementary Planning Guidance - Milton Keynes Parking Standards - adopted 2005

CONSULTATIONS

Scientific Officer - Recommends that a condition be imposed requiring an assessment of ground conditions to determine the likelihood of contamination.

MKTAG - The dwelling incorporates measures, which will assist people with disabilities to use the building in accordance with Approved Document M of the Building Regulations.

Buckingham and River Ouzel Drainage Board - If the method of storm water disposal is to be by way of soakaways then it is essential that the ground conditions be investigated and if found satisfactory the soakaways constructed in accordance with the latest Building Research Establishment Digest.

Highway Engineer - No objections subject to the imposition of any previous conditions.

Stony Stratford Town Council - Object to the proposals for the following reasons:

1. The proposal to build a house of this size on this site represents an over development of the site.
2. The site plan on drawing number 2 is presumptuous as it shows the proposed house at number 73 rather than the existing.
3. The proposed dwelling will result in a loss of amenity to neighbouring properties, particularly number 77 and will provide a visual instruction to the south west for those properties that bound the site on Calverton Road. The building line for the previously approved property should be retained to protect this amenity.
4. The number of ensuite bathrooms provided leads to concerns as to the ultimate use of the dwelling as proposed. Is it really a family home.
5. If Milton Keynes Council see fit to grant permission to this application, this Council would wish to see a condition imposed that would prevent the future use of the property as house in multiple occupation.

Neighbour Observations - Three letters have been received from the occupiers of 62, 64 and 77 Ousebank Way who raise the following concerns:

1. A property of this size might be used for multiple occupation. There appears to be insufficient off street parking, which will cause access and parking difficulties. The property is very large for the area.
2. The plans show a building not much smaller than was previously refused. A property of this size not in keeping with the other buildings on that side of the road.
3. The plans approved in 2005 are of very acceptable dimensions.

CONSIDERATIONS

The key consideration is whether the design of the replacement dwelling would address the previous reasons for refusal which were:-

"1. The proposed detached dwelling by virtue of its siting, scale and design would introduce a large, bulky and incongruous building which would be out of scale, character and appearance with the surrounding area. The proposed development would be contrary to policy D2 of the adopted Milton Keynes Local Plan (2001 - 2011)

2. The proposed development if permitted would have a detrimental impact on the daylight, outlook, privacy and amenity of the occupiers of 73 and 77 Ousebank Way and properties in Calverton Road which back onto the site, as a consequence of the dominance and positioning of the three storey dwelling. The proposed development would therefore be inconsistent with policy D1 of the adopted Milton Keynes Local Plan (2001 - 2011)."

Design

The proposed dwelling would have an overall depth of 14 metres (including the bay window) and an overall width of 6.7 metres adjacent to number 77 and would measure 8.3 metre depth by 3.4 metres adjacent to number 73. There would be a single storey projection on at the rear, which would measure 2.8 metres by 4 metres. The main dwelling would have hipped roof design, which would measure 8.5 metres to the ridge and 5.2 metres to the eaves. The garage would have a gabled roof design, which would measure 8 metres to the ridge and 3.3 metres to the eaves. There would be habitable accommodation provided over three floors and the dwelling would have a total of five bedrooms. The footprint of the dwelling would be 0.8 metres deeper than the previously approved scheme at the rear and project forward by a further 3 metres at front.

The applicant has submitted a street scene to demonstrate how the proposed dwelling house would fit in with the existing and proposed dwelling houses in this section of Ousebank Way. The proposed height, scale and general form of the proposed dwelling house would be in keeping with the other buildings in the vicinity. Although the design would not be in keeping with the properties in the immediate vicinity of the site, there is not particular character or design of properties in Ousebank Way, many properties have been substantially extended and altered. The current design would be less bulky and dominant than the previously refused scheme and the height would be lower than is proposed at number 73 Ousebank Way. The revised design is considered to satisfactorily address the first reason for refusal.

Impact On Neighbours

Number 77 is positioned in front of the proposed dwelling and set in by 3.2 metres from the boundary. Although the proposed dwelling would infringe the 45-degree line, due to the positioning and scale of number 77 and the

proposed dwelling it is not considered to be overbearing or result in unacceptable overshadowing to habitable rooms at the neighbouring property. The proposed dwelling is considered to have a less of an impact on the amenities of number 77 than the previously approved dwelling. Only first and second floor windows serving non-habitable rooms in the eastern side elevation facing number 77 would be installed. A condition should be imposed requiring these windows to be obscurely glazed to prevent any loss of privacy to the occupiers of the neighbouring property. It is noted that two velux roof lights would be installed in the eastern side elevation of the roof to provide additional light and ventilation to a first floor bedroom. A condition should be imposed to ensure that these roof lights are obscurely glazed to prevent unacceptable loss of privacy.

The proposed dwelling would not result in unacceptable loss of outlook, overshadowing or light on the amenities of number 73. No first floor windows would be imposed in the western side elevation. The proposal would not result in any loss of privacy to the occupiers of number 73.

A minimum distance of 9.4 metres would be retained between the rear of the dwelling and the boundary with properties in Calverton Road, A back to back distance of 36.9 metres would be retained which would exceed the normal back to back spacing and separation distance of 22 metres between two storey dwelling houses. Although a second floor window is now proposed instead of a velux roof lights which were on the previously approved scheme, a spacing and separation distance of 36.9 metres between dwellings is considered to be adequate even for a second floor window not to cause unacceptable loss of privacy to the occupiers of properties in Calverton Road.

The second reason for refusal is considered to have been satisfactorily addressed.

Parking

Under the adopted parking standards for Milton Keynes 2005 two on site parking spaces would be required. There is space to fit two cars on the driveway. The Council's Highway Engineer is satisfied that adequate car parking is provided to serve the proposed dwelling and has asked for a condition to be imposed requiring construction details of the access and drainage details. A condition can be imposed to ensure that the dwelling is used as a single family dwelling house.

CONCLUSION

Although the footprint of the proposed dwelling house would be slightly greater than the previously approved dwelling house, the scale form and design has been amended and would satisfactorily address the two previous refusal reasons.

RECOMMENDATION

Planning permission is granted with conditions relating to materials, contamination, drainage, widened access to be built first, levels, no overhead wires, boundary treatment, removal of permitted development rights, obscure glazing in first and second floor eastern side, obscure glazing velux roof lights in eastern elevation of roof, single family dwelling house landscape plan, details of trees to be retained, protection of trees, parking, fencing in construction, wheel cleansing and hours of operation during construction.