

Application Number: 12/00774/FUL

Improvements and alteration to existing single storey dwelling to be spilt into two one bed apartments (re-submission of 11/02567/FUL)

AT 42A Victoria Road, Bletchley, Milton Keynes

FOR Mr Jake Newman

Target: 11th June 2012

Ward: Bletchley And Fenny Stratford

Parish: Bletchley & Fenny Stratford
Town Council

Report Author/Case Officer: Debbie Kirk

Contact Details: 01908 252335 debbie.kirk@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252282 jackie.fox@milton-keynes.gov.uk

1.0 INTRODUCTION AND SUMMARY

(A brief explanation of what the application is about, what the main issues are and the officer's Recommendation to the Committee)

1.1 The Site

The application site is situated on the eastern side of Victoria road and contains a vacant detached bungalow with various additions. The property has a front garden which is enclosed by a rear fence and an L shaped rear garden. The property only has a pedestrian access from Victoria Road and there is no on plot parking serving the property. To the north of the site lies a two storey end of terrace. To the south of the site lies a pair of two storey semi-detached dwelling houses. A private footpath serving the rear gardens of properties in George Street runs adjacent to the northern boundary of the application site. An electricity sub-station abuts the eastern boundary of the site and an industrial unit abut part of the southern boundary of the site. Parking is restricted on Victoria Road to between 6pm and 8am Monday to Saturday. 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

This application seeks improvements and alterations to existing single storey dwelling to be spilt into two one bed apartments (re-submission of 11/02567/FUL) the addition of two parking spaces and sub division of the rear garden into two. The application was accompanied by a Design and Access Statement 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 Planning Policy Framework paragraphs:

14. Presumption in favour of sustainable development

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 Impact of Development Proposals On Locality

D2 Design Of Buildings

H10 Subdivision of Dwelling Houses in Multiple Occupation

T3 Pedestrians and Cyclists

T15 Parking

2.3 Supplementary Planning Guidance

Addendum to Parking Standards For Milton Keynes (2009)

2.4 Core Strategy

CS10 Housing

3.0 MAIN ISSUES

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

- 3.1 1. Whether the development would have an adverse impact upon the character and appearance of the area.
2. Whether the development would prejudice highway safety; and
3. Whether adequate parking would be provided.
4. Impact on the amenities of the occupiers of adjacent dwellings
5. Difference between the submitted scheme and the previously refused planning application 11/02657/FUL

RECOMMENDATION

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

5.0 CONSIDERATIONS

(The analysis of the issues which are critical, material, considerations and/or of greatest concern to objectors for the Committee to weigh up before making a decision)

5.1 Character of the Surrounding Area

The proposed conversion of the existing dwelling into two dwellings would not adversely affect the character of the area or lead to an overdevelopment of the plot. Our records and the officer's site visit indicate that this proposal

would not lead to an unacceptable concentration of flats in the vicinity of the site. This proposal would provide an opportunity for people currently living in Fenny Stratford who are looking for one bed roomed dwellings in the town to be able carry on living in the Fenny Stratford and increase the offer of smaller dwelling types in the area, which would assist with the provision of a balanced mixed community.

5.2 **Parking**

The property is located within zone 3 of the Addendum to Parking Standards For Milton Keynes. The existing 2 bedroom dwelling requires 2 on plot parking spaces. The property currently has no formal on plot parking. However, there is an existing dropped kerb off Victoria Road to the front of the site that would suggest that parking to the front of the existing bungalow has occurred in the past. There are existing metal double gates in association with the dropped kerb and would already allow access to parking if desired.

5.3 The proposed two 1 bedroom flats would require one space each. The applicant proposes to extend the existing dropped kerb and include two parking bays and to add an area of hard standing on garden land in front of flat 1. A 0.9 metre wide footpath would be included down the side of the southern parking bay to allow access from both the proposed dwellings to the public foot path on Victoria Road. A number of dwellings along Victoria Road either park on the side roads or in dedicated parking areas at the rear of their houses. There are accesses from Victoria Road to parking areas on the front of numbers 53 and 66. The Highway Engineer considers the parking layout shows the width of the spaces being 2.5 metres each. As this is against a hard surface to the north boundary it would normally be expected that this space would be wider. The total width of the hard surfaces is shown as 5.9 metres so it would be possible to increase the width of the parking area across the whole area although this would mean that no separate 0.9 metre pedestrian path would be possible. It is recommended by the Highway Engineer that a condition is imposed on any planning permission to address this issue.

5.4 The Highway Engineer objected to the previous application (11/02567/FUL) on the basis of reversing manoeuvres off the site onto a classified road which had two recordable injuries in the vicinity of the site. However, the previous application was a more significant application than this one (a two and a three bedroom development each needing two parking spaces each). As a result of the changes made, the current proposals would have a lower level number of turning manoeuvres than the previous application but, of course, the new unit would generate new turning movements in its own right. Visibility onto Victoria Road is acceptable. The applicant has highlighted in the accompanying Design and Access Statement other examples of accesses onto Victoria Road resulting in reversing movements off the site. This is noted although the existence of other undesirable features is not necessarily a reason to permit another one. However, due to the scale of the development and acceptable levels of visibility, in this instance the Highway Engineer raises no objections to this application, although this is very finely balanced. The development

would comply with policy T15 of the Milton Keynes Local Plan and the addendum to the Parking Standards for Milton Keynes 2009.

5.4 Impact Amenities Of Neighbouring Properties

The applicant proposes to remove an existing steel clad workshop and replace it with a single storey extension to provide a living room/kitchen and dining room to the second apartment. The extension would project by 5.9 metres and would be 5.3 metre wide. The extension would measure 4.7 metres to the ridge and 2.7 metres to the eaves. The extension would be marginally bigger in footprint than the existing workshop and would be 0.7 metres taller than the existing structure. The siting and design of the extension would not have any adverse impact on the amenities of neighbouring properties.

5.5 Difference between Previously Refused Development

A previous planning application 11/02657/FUL for the improvement and alteration works to existing single storey dwelling and erection of a new single storey dwelling within existing grounds was refused under delegated powers on 27.01.2012 for the reasons set out below:

1. The proposed development would result in cramped over development of the site and would represent an undesirable form of backland development without proper road frontage. The proposed development would detract from the amenities of the existing dwelling house and would result in unacceptable loss of privacy and visual intrusion to future occupiers of 42a Victoria Road. The development would be contrary to D2 and D1 (iii) Milton Keynes Local Plan 2001 – 2011 and policy CS13 of the emerging core strategy.

2. The development is not able to provide a satisfactory turning space within the site. The resultant reversing of vehicles onto or off the highway would lead to conditions of danger and inconvenience to other highway users contrary to policies D1 (vi) and T10 of the Milton Keynes Local Plan 2001 - 2011.

5.6 Bletchley and Fenny Stratford Town Council have objected to this application supporting the reasons for refusal under planning application 11/02657/FUL which are set out above. However, this proposal is materially different from the previously refused scheme which was seeking to create a new dwelling on the garden area of the existing bungalow and carry out alterations/extensions to the existing bungalow to create a two bed roomed bungalow. The previous proposal was a far more intensive development create a three bed roomed dwelling and retain the existing two bed roomed bungalow, which required more parking and resulted in sub standard amenity space for both dwellings and amenity issues. Whereas this proposal is to demolish part of the existing bungalow and add a single storey extension and sub divide the dwelling into two one bed roomed flats with acceptable parking and amenity space and addressing amenity issues for the occupiers of each dwelling house. It is not considered that the current application be refused for

the reasons stated on the previous application 11/02657/FUL as the proposals are materially different. This application needs to be considered on its own planning merits, it considered that there are no material planning considerations to refuse this application.

5.7 Conclusions

The proposed conversion and extension of the existing bungalow into two one bed roomed flats would include sufficient on site parking, outdoor space for drying and bin stores and room to provide secure covered on site cycle parking. The development would not lead to a concentration of flats in this part of Victoria Road and the development would not adversely alter the character and appearance of the surrounding area. The noise issues between the flats would be covered by Building Regulations. A condition should be imposed to restrict any works likely to cause a nuisance to the neighbouring property. The proposed single storey extension is not considered to have an adverse impact on the amenities of neighbouring properties. The development would therefore comply with policies T3, T15, H10, D1 (iii) and D2 of the Milton Keynes Local Plan 2001 – 2011. Having taken into account all other material planning considerations it is recommended that planning permission be granted subject to conditions

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 development hereby permitted shall be begun 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 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

Reason: To ensure that the development does not detract from the appearance of the locality.

3. Notwithstanding details on shown on DLA Architects Practice drawing number 787-013 Rev P1 (Proposed Site Plan and Site Section) no part of the development shall begin until details of a scheme for parking have been submitted and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme for parking has been

sited and laid out in accordance with the approved details that area shall not thereafter be used for any other purpose.

Reason: to enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

4. A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to proposed buildings, roads, footpaths and drains. All planting in accordance with the scheme shall be carried out within twelve months of commencement of development. Any trees or shrubs removed, dying, severely damaged or diseased within two years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority. (L01)

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area.

5. No part of the development shall begin until details of a lockable and covered cycle store have been submitted and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the cycle store has been sited and constructed in accordance with the approved details and thereafter the structure shall remain as a permanent facility.

Reason: To provide adequate facilities for cyclists.

6. Prior to the commencement of development details of an enclosed bin storage area shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the flats and shall be retained in that form thereafter.

Reason: To ensure adequate bin stores are provided on site.

7. No building or other site works likely to cause nuisance to adjoining occupiers shall be carried out before 8.00 am or after 6pm Mondays to Fridays, nor before 8am or after 1pm on Saturdays, or at any time on Sundays or Bank Holidays.(S04)

Reason: To limit the detrimental effect on adjoining occupiers by reason of noise and disturbance.

8. Prior to the first occupation of these dwellings the developer shall install Secured by Design standard of doors, ground floor windows and glazing is installed within each of these dwellings. The Secured by Design standard for such a development is: doors to PAS24 standard and Windows to BS7950 standard. The ground floor and easily accessible glazing should have at least one pane laminated to at least 6.4mm in thickness. The developer shall

submit certification for the doors and windows and a visual inspection of the glazing is carried out by the Crime Prevention Design Advisor prior to occupancy of any dwelling.

Reason: To ensure satisfactory crime prevention measures are in place on the shell of the building.

9. No part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved plan and constructed in accordance with Milton Keynes Council's guide note 'Residential Vehicle Crossing Details'.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

Appendix to 11/0774/FUL

1.0 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)

1.1 11/02657/FUL

Improvement and alteration works to existing single storey dwelling and erection of a new single storey dwelling within existing grounds.

Refused 27.01.2012 for the reasons set out below:

1. The proposed development would result in cramped over development of the site and would represent an undesirable form of backland development without proper road frontage. The proposed development would detract from the amenities of the existing dwelling house and would result in unacceptable loss of privacy and visual intrusion to future occupiers of 42a Victoria Road. The development would be contrary to D2 and D1 (iii) Milton Keynes Local Plan 2001 – 2011 and policy CS13 of the emerging core strategy.

2. The development is not able to provide a satisfactory turning space within the site. The resultant reversing of vehicles onto or off the highway would lead to conditions of danger and inconvenience to other highway users contrary to policies D1 (vi) and T10 of the Milton Keynes Local Plan 2001 - 2011.

2.0 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	Policy Reference
2.1 Highway Engineer The resubmitted application has reduced the scale of the development from a 2 and a 3 bedroom development to 2 x 1 bedroom units. 2 parking spaces are shown which meets the council's parking standards.	Noted. See para 5.3 in the Report above.	T15 MKLP 2001 – 2011 and Addendum to Parking Standards 2009
 The parking layout shows the width of the spaces being 2.5 metres each. As this is against a hard surface to the north boundary we would normally expect this space to be wider. The total width of the hard surfaces is shown as 5.9m so it would be possible to increase the width of the parking	Noted. See para 5.3 in the Report above	T15 MKLP 2001 – 2011 and Addendum to Parking Standards 2009

area across the whole area although this would mean that no separate 0.9 metres pedestrian path would be possible.

The current proposals would have a lower level number of turning manoeuvres than the previous application but, of course, the new unit would generate new turning movements in its own right. Visibility onto Victoria Road is acceptable.

Noted. See para 5.4 in the Report above
T15 MKLP 2001 – 2011 and Addendum to Parking Standards 2009

Raising no objections to this application, although this is very finely balanced subject to the imposition of conditions relating to the provision of the new access before the development is occupied and details of a scheme for parking.

Noted. See section 6.

2.2 Crime Prevention Design Advisor

Noted

It is recommended that a condition is imposed on any planning permission to ensure that the Secured by Design standard of doors, windows and glazing is installed within this development. This should include ensuring that the developer supplies certification for the doors and windows and that a visual inspection of the glazing is carried out prior to occupancy. The Secured by Design standard for such a development is: doors to PAS24 standard and Windows to BS7950 standard. The ground floor and easily accessible glazing should have at least one pane laminated to at least 6.4mm in thickness. Any such condition should be met prior to occupancy.

2.3 Senior Landscape Officer

Noted. Discussed Appendix 3 Additional Issues

Generally satisfied with the proposals. It is noted planting is now shown to mitigate the impact of the southern boundary close board fence as previously requested.

A good clipped conifer hedge is located within the application site front garden adjacent to no 42 Victoria Road. The proposals do show planting at this point, it is assumed the hedge will be retained. A detailed landscaping scheme should be conditioned.

- 2.4 **Bletchley & Fenny Stratford Parish Council** Noted. Discussed in para 5.6

Objects to the application, supporting Milton Keynes Council's original objections.

2.5 **Local Residents**

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

2- 12 (Evens) George Street
Bletchley Milton Keynes
42, 44 Victoria Road Bletchley Milton Keynes

- 2.6 No responses have been received.

3.0 **ADDITIONAL ISSUES**

(Issues which were also considered in producing the Recommendation)

3.1 **Bin Storage and drying areas**

Policy H10 of the Local Plan requires that flats are provided with adequate outdoor space for bin storage. The Supplementary Planning Document specifies that an area of 15 sqm should be provided for drying and bin storage. The Supplementary Planning Document does not give an indication of the appropriate size for the bin store, but requires that it should provide storage for:

1 black sack per bedroom
1 pink recycling sack per bedroom
1 blue recycling box per 3 bedrooms
1 x 240 litre green bin for food & garden waste per 6 bedrooms

The Supplementary Planning Document also requires that bin stores should be secure, unobtrusive and accessible from the road.

3.2 The existing rear garden will be sub-divided to form an outdoor space for each the unit. The rear garden area is in excess of 15 sqm for each unit and has adequate space for drying. The applicant has provided a dedicated area for bin stores for each unit on the layout plan appended to this report. A condition should be imposed on any planning permission requiring details of the bin store enclosure to be provided.

3.3 Noise

In terms of effective measures to minimise noise and disturbance between the units this is covered by Building Regulations. The Environmental Health Manager has raised no objections to this application. There may be some noise disturbance to the occupiers of neighbouring properties when the extension and conversion work is being carried out a condition should be imposed restricting work to take place between 8am and 6pm Monday to Fridays and between 8am and 1pm on a Saturday and at no time on Sundays or bank holidays

3.4 Landscaping

An additional landscape strip has been included to the southern boundary fence to mitigate the visual impact of the fencing. A 1.27 metre deep landscape strip to maintain privacy has been provided in front of the bedroom windows to both flats. A Landscaping area between the proposed parking spaces and the front of flat one would be retained. The Senior Landscape Officer has recommended that a condition be imposed on any planning permission requiring a detailed landscaping scheme to be submitted.

3.5 Cycle Parking

The proposal does not include any cycle parking. The Supplementary Planning Document requires one cycle parking space per bedroom. There is clearly space to provide a secure covered cycle store within garden area of each flat. The lack of provision of the submitted plans is not a reason to refuse this application as it can be clearly provided. A condition is suggested requiring details of the cycle parking to be agreed and then provided.