

Application Number: 12/02392/FUL
Other

Erection of single storey rear and two storey side extensions

AT 37 Boyce Crescent, Old Farm Park, Milton Keynes

FOR Mr Graham Clarke

Target: 10th January 2013

Ward: Walton Park

Parish: Walton Parish Council

Report Author/Case Officer: Mr Mathew Wilde

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is located in the residential area of Walton. The site is a detached two story dwelling with neighbours located adjacent to the South East and North West. 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

The site under 12/01616/FUL has planning permission for the erection of a two story side extension and single story rear extension. This application proposes to reinstate the Juliet balcony into the scheme which was previously removed. Details of the proposal as described above can be seen in the plans appended to this report. The previous report can also be found appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework

- Paragraph 7: Definition of sustainable development
- Paragraph 17: High quality design
- Paragraph 63: Design standards
- Paragraph 64: Poor design

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

D1: Impact of Proposals on Locality

D2: Design of Buildings

T15: Parking Provision

Supplementary Planning Guidance

Adopted Parking Standards 2005 (amended 2009)

3.0 MAIN ISSUES

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

3.1 The main issues is:

Impact on Neighbouring Properties - On balance it is considered that the proposed Juliet balcony does not facilitate any greater means of overlooking.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

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

5.0 CONSIDERATIONS

(An explanation of the main issues that have led to the officer Recommendation)

5.1 History

This application is a re-submission of 12/01616/FUL of which was permitted at Committee on the 8/11/2012. Under the last application the Juliet balcony was removed under the planning officer's request following concerns from a neighbouring resident and replaced with two windows on amended plans. The current application proposes to incorporate the Juliet balcony back in the proposal. It is coming to Panel to be determined by members as it was their decision on the previous application.

5.2 Principle

The principle of the proposed two story side and single story rear extension has already been established, as the previous application 12/01616/FUL was permitted at Committee. This new report therefore only consider the impact of the proposed Juliet balcony, as that is the only change between the applications. It can be noted that if refused, the Juliet balcony could be put in after the development under permitted development once construction of the extension is complete. However to include it as part of the initial build would require consent.

5.3 Impact on Neighbouring Properties

The Juliet balcony proposes to replace the previously permitted two windows at the rear of the extension. Concerns have been raised by Number 1 Greatheed Dell that this will lead to greater overlooking into their side courtyard, ensuite and utility/kitchen. The Juliet balcony does not propose an elevated platform and has doors opening inwards. The levels of glazing are similar to that permitted for the windows. It is therefore considered that on balance the Juliet balcony will not allow for a substantial increase in overlooking capabilities on number 1 Greatheed Dell and as such, in this instance, is considered acceptable.

6.0 **CONDITIONS**

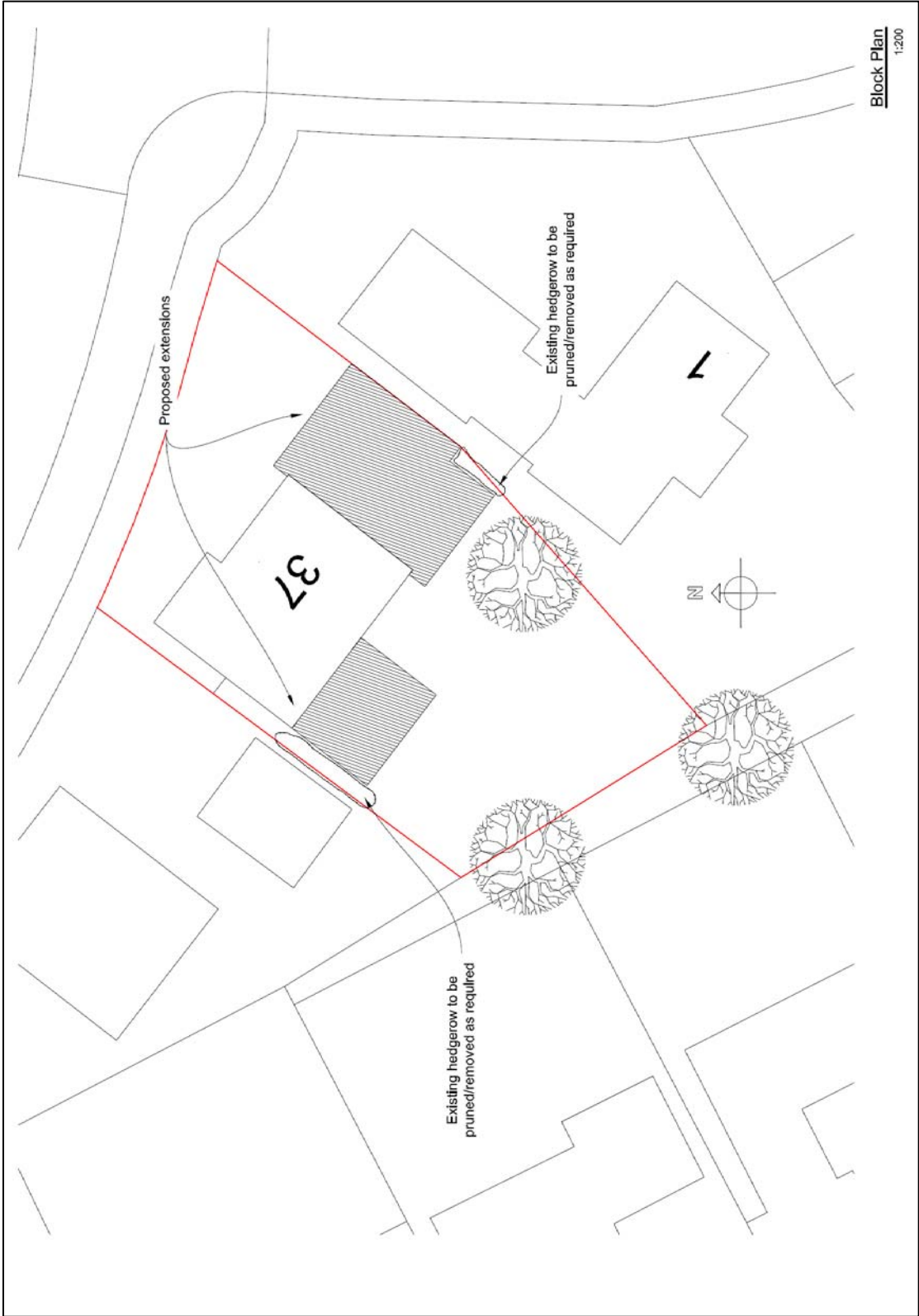
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

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)

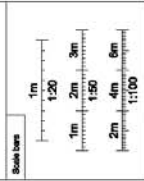
2. The external surfaces of the development hereby permitted shall be constructed only of materials of a type and colour which match exactly those of the existing building unless otherwise agreed in writing by the Local Planning Authority.(M01)

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



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 Revision notes
 Rev A



Client
 Mr & Mrs Clarke

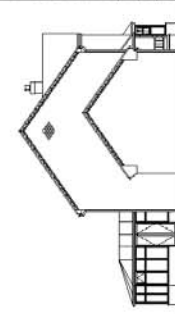
Site Address
 37 Boyce Crescent
 Old Farm Park
 Milton Keynes
 MK7 8PG

Project
 Single storey rear & two storey side extensions.

Drawing title
 Existing elevations, floor layouts & location plans.



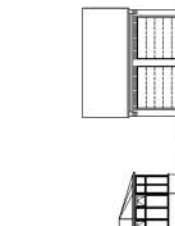
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 Date: 03.08.2012
 Scale: Various
 Drawn by: MKD
 Drawn date: A1
 Approved by: MKD
 Approved date: 03/08/2012
 Approved by: MKD



Existing South East Corner Elevation
 1:50



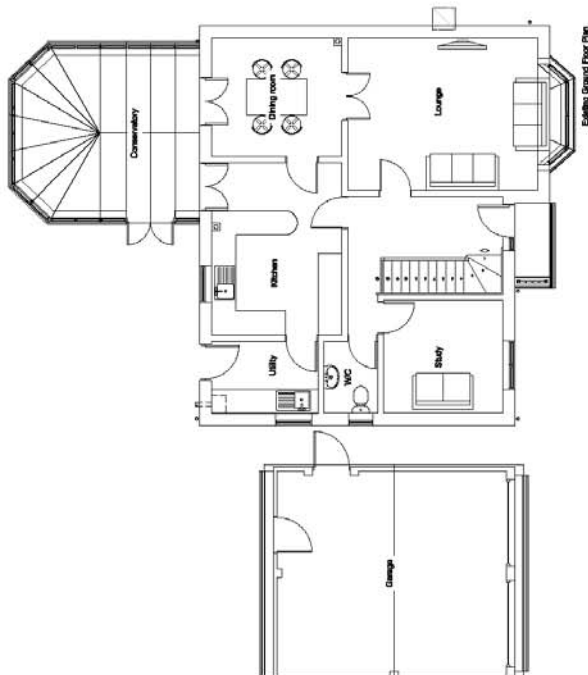
Existing North East Corner Elevation
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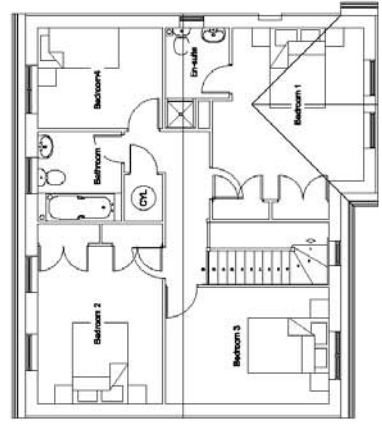
Existing North West Corner Elevation
 1:50



Existing South West Corner Elevation
 1:50



Existing Ground Floor Plan
 1:50



Existing First Floor Plan
 1:50

A1.0 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)

A1.1 02/01073/FUL
REAR CONSERVATORY
Permitted 22.07.2002

12/01616/FUL
Erection of single storey rear and two storey side extensions
Permitted 09.11.2012

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Impact on Character and Appearance of Area

The Juliet balcony will not be prominent in the wider street scene as it will be at the rear elevation of the permitted extension. Due to the character of near-by dwellings the Juliet balcony is not considered to look out of place and as a result have minimal impact on the character and appearance of the area. Therefore due to the above it is considered that the proposed Juliet balcony will have no impact on the character and appearance of the area.

A2.2 Parking Provision

The principle of parking on site has already been considered acceptable. Although relevant, concerns raised about parking are not being considered in this application.

A3.0 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

A3.1 **Parish - Walton**
No objections to the build.

Noted.

Local Residents

Two objections have been received from 1 Greatheed Dell detailing the following concerns:

- | | |
|--|-----------------------|
| 1. overlooking into ensuite, utility/kitchen and side courtyard | 1. See paragraph 5.3 |
| 2. Juliet balcony removed previously- backdoor attempt to gain planning permission | 2. See paragraph 5.2 |
| 3. lack of car parking and road safety | 3. See paragraph A2.2 |
| 4. van parking on T-junction | 4. See paragraph 5.2 |
| 5. 5 bed house going to create ongoing problem | 5. See paragraph 5.2 |