

Item No. 16

SCHEDULE B

APPLICATION NUMBER	CB/10/03471/FULL
LOCATION	10 Browns Way, Aspley Guise, Milton Keynes, MK17 8JA
PROPOSAL	Full: 2 storey rear extension. Enclosed front entrance porch. Minor internal alterations.
PARISH	Aspley Guise
WARD	Woburn & Harlington
WARD COUNCILLORS	Cllr Chapman & Cllr Wells
CASE OFFICER	Mary Collins
DATE REGISTERED	21 September 2010
EXPIRY DATE	16 November 2010
APPLICANT	Mr & Mrs Brayson
AGENT	
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Called in by Councillor Chapman for overdevelopment
	Full Application - Granted

Site Location:

10 Browns Way, Aspley Guise is a detached property constructed in buff brick with pitched roof in interlocking roof tiles.

To the side/rear between the neighbouring property at 12 Browns Way is a detached double garage that provides a single garage for each property. To the front the property has a canopy over the front door.

Browns Way is characterised by detached dwellings of a similar style and age which facing onto an area of open green and pond.

The Application:

Planning Permission is sought for the erection of a two storey rear extension and front entrance porch.

RELEVANT POLICIES:

National Policies (PPG & PPS)

- PPS 1 Delivering Sustainable Development
- PPS 3 Housing

Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009

DM3 - High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development, Adopted January 2010
Design Supplement 4: Residential Alterations and Extensions

Planning History

MB/75/00926/D Full: 18 detached houses and estate road. Approved: 02/03/79
MB/88/01019 Full: Two storey rear extension. Approved: 24/08/88

Representations: (Parish & Neighbours)

Aspley Guise PC	The Parish Council recommends refusal of this application as it appears to be an overdevelopment of the site.
Neighbours	One letter of objection received: Overdevelopment, loss of natural light to rooms and patio area to rear of property caused by height and depth of extension, damage to footpath in Browns Way, construction over public sewer

Consultations/Publicity responses

Anglian Water	Awaiting response
Site Notice Posted 12/10/10	Awaiting response

Determining Issues

The main considerations of the application are;

1. **Visual impact upon the character and appearance of the area**
2. **Impact upon neighbouring residential amenity**
3. **Other concerns**

Considerations

1. **Visual impact upon the character and appearance of the area.**

The two storey rear extension is 4 metres deep by 7 metres wide. It has been set in marginally from each side wall creating a break in materials.

The extension will present a gable to the rear and the apex of the gable roof has been set down from the ridge of the main dwelling. The depth of the extension exceeds more than half of the depth of the existing house but is not considered to be out of proportion.

The extension will infill the area between the rear of the house and the detached garage to the side/rear. Access to the rear garden will be maintained through the existing garage.

There will be views of the side elevation of the extension across the driveways serving 10 and 12 Browns Way. However the extension will appear recessive

and the reduced ridge height of the gable to the rear will mean that the extension reads as subservient.

There will be minimal views of the extension when viewed from the opposite direction as the dwelling at 8 Browns Way will obscure them.

The proposal is not considered to be overdevelopment of the site. A rear garden depth of approximately 13 metres will remain and the extension does not result in more than 50% of the garden being covered by buildings or other structures. Planning permission MB/88/01019 was never implemented and it is also noted that a two storey rear extension can be constructed under permitted development rights up to 3 metres in depth as long as it is set in by two metres from the side boundaries and retains a rear garden depth of 7 metres. This is in accordance with the Town and Country (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

The front porch is 3.5 metres wide by 1.2 metres deep and will have a lean to roof. Although the existing house is set further forwards and closer to the pavement than its neighbours, the addition of the front porch is not considered to cause any additional harm to the street scene.

2. Impact upon neighbouring residential amenity

12 Browns Way lies to the west of the application site. Due to its separation from the proposed rear extension and the porch by the intervening double width driveway and garages, this property is not considered to be detrimentally affected by overbearing or loss of light.

A new window is proposed in the existing first floor side elevation of the dwelling to serve a bedroom and this will face 12 Browns Way.

12 Browns Close has a bathroom window in its side wall facing the new window and this is obscurely glazed, it also has a bedroom window which faces the street frontage. Due to the relationship between the two bedroom windows at 90 degrees to each other, it is considered that the proposed new window will not result in a detrimental loss of privacy through overlooking.

Rooflights are proposed to the rear extension and serve a bedroom. The rooflights are at high level and due to the shallow pitch of the roof they will not provide an outlook from them and will serve to provide natural light and ventilation only to the room.

8 Browns Way lies to the east of the application site and its rear wall is currently set further back than the rear wall of the host dwelling. The proposed two storey rear extension will project by approximately 3 metres to the rear of this dwelling, however due to the inset of the extension from the boundary with this property by one metre, this property is not considered to be detrimentally affected by loss of light or overbearing.

A Juliet Balcony with french doors and full height glazed panels to the side is proposed centrally to the rear elevation. The balconette is inset from the boundary with 8 Browns Way by three metres. The balconette projects by 0.10

metres and is not considered to provide a platform for standing on but acts as a safety guard only.

There is potential to overlook the neighbouring garden from a seated position within the bedroom. However due to the inset from the boundary, it is considered that the views afforded will be of the end of the neighbouring garden and not across towards the private amenity space to the rear of this dwelling. The potential for overlooking is considered to be similar to that which would be possible from a standard window.

Neighbours adjoining to the rear are not affected by the proposal.

3. Other issues

The two storey rear extension proposed at 10 Browns Way is to be constructed over a public sewer which crosses the application site and neighbouring properties at 8 and 12 Browns Way. A Build Over Agreement is required from Anglian Water. Any issue of planning consent does not grant approval to build over or within 3 metres of a public sewer.

Building Control consult Anglian Water regarding any proposals within 3 metres of the public sewer. Private sewers can be built over subject to Building Regulation Approval. This is not a matter that would warrant refusal of a planning application.

Conclusion.

In light of the above considerations it is recommended that planning permission is Granted.

Reasons for Granting

The proposal is in conformity with Policy DM3 of the Core Strategy and Development Management Policies, Central Bedfordshire (North), November 2009 as the proposal is appropriate in scale and design to its setting and respects the amenity of surrounding properties. It is also in accordance with Planning Policy Guidance: PPS1: Delivering Sustainable Development and PPS3: Housing.

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 Notwithstanding any provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no further window or other opening shall be formed on either side elevation of the extension hereby approved.

Reason: To protect the amenities of occupiers of neighbouring properties.

DECISION

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