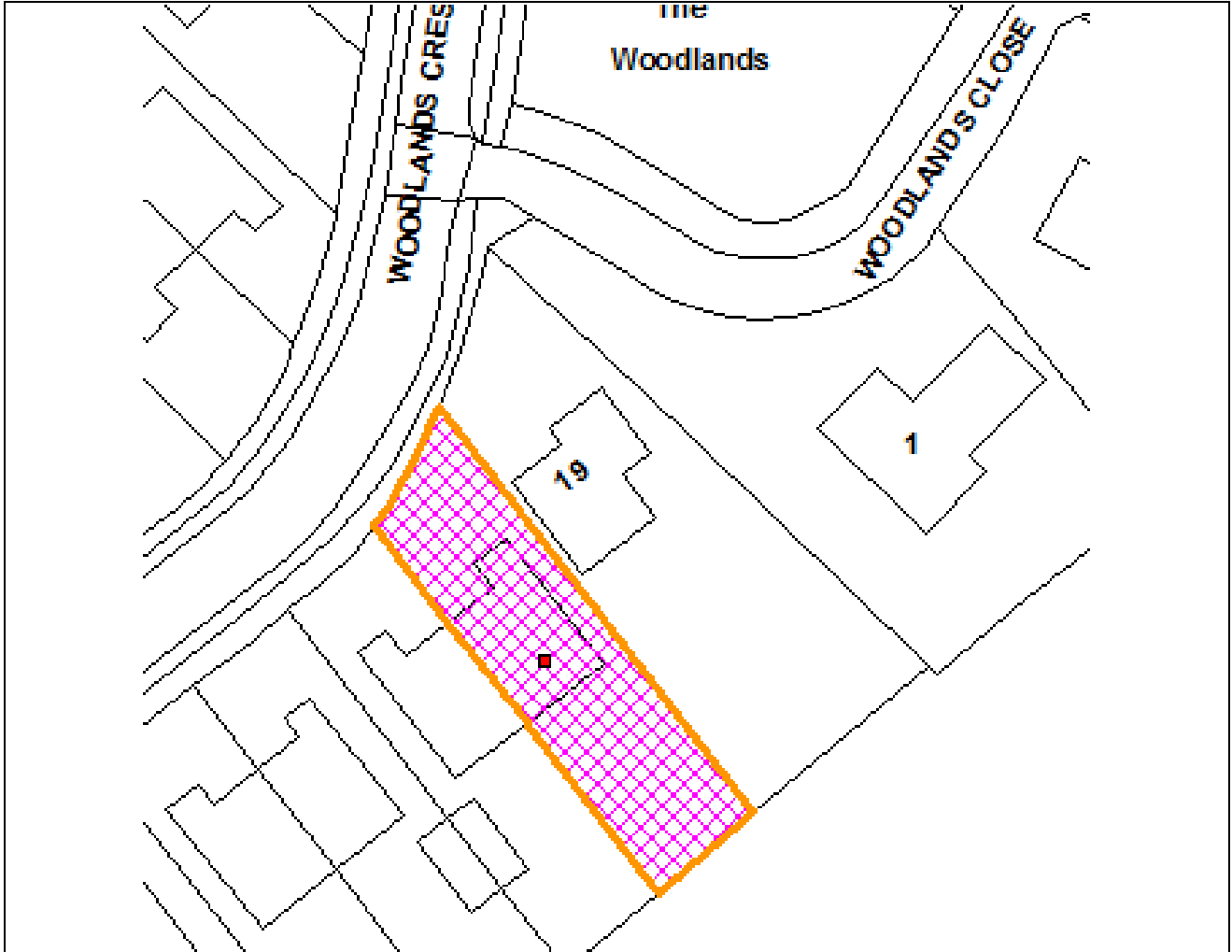


18/01842/APP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
18/01842/APP	BUCKINGHAM The Local Member(s) for this area is/are: -	24/05/18
CONVERSION OF LOFT TO HABITABLE ACCOMMODATION AND INSERTION OF 2NO. PITCHED ROOF DORMERS TO FRONT ELEVATION PITCH ROOF	Councillor T Mills Councillor S Cole	
21 WOODLANDS CRESCENT, MK18 1PJ		
MR DANE TUTTLEBEE		
STREET ATLAS PAGE NO.41		

1.0 The Key Issues in determining this application are:-

- a) Impact on appearance and character of the dwellinghouse, street scene and wider area
- b) Impact on residential amenity
- c) Impact on highways & parking

The recommendation is that permission be **GRANTED**, subject to conditions

Conclusion and recommendation

- 1.1 The proposal is considered to be of a scale and form that respects the appearance of the existing dwelling and would not constitute overdevelopment. In addition, it is considered that the proposed dormers would not appear overly prominent nor would be incongruous within the streetscene. They would also not impinge on the amenity of neighbouring dwellings. Additionally, the proposal would satisfy the Council's SPG Parking Guidelines.
- 1.2 It is therefore recommended that the application be **APPROVED** subject to the following conditions:

Conditions:

1. STC5 – Standard time condition
2. US04 – Matching materials
3. WIN2 - The window at first floor level in the north-east elevation of the dwelling hereby permitted shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 and non opening unless the parts of the window that can be opened are more than 1.7 metres above internal floor level.
4. H31 - The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reasons:

1. RE03 – To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. RE11 - Satisfactory appearance
3. RE25 - To preserve the amenities of the occupants of the adjacent dwelling and to comply with GP8 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework
4. RE52 - To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with the National Planning Policy Framework.

WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the agent provided a parking scheme layout to demonstrate the off-street parking provision within the dwelling curtilage, as well as labelling rooms within the dwelling. These additional details were found to be acceptable as submitted and so the application is recommended for approval.

2.0 INTRODUCTION

- 2.1 The application needs to be determined by Committee as Buckingham Town Council has raised material planning objections and confirms that it will speak at the Committee meeting.
- 2.2 In response to the Town Council's objections relating to the scale, it is not considered that the scheme would constitute overdevelopment of the plot since it does not increase the building footprint. It also comprises the conversion of the loft space to create just two additional rooms.
- 2.3 In relation to the Town Council's objection on parking provision, with the supplied parking scheme, the case officer is now satisfied that the number and dimensions of the off-street vehicle spaces within the dwelling curtilage comply with the Council's adopted policies and guidance.
- 2.4 Regarding the Town Council's objection on the overlooking of neighbouring properties, it is not considered that there is any material impact on amenity in this respect. This is because there is a significant distance between the application dwelling and properties opposite the proposed position of the dormer windows. Additionally, although the dormers would overlook the front gardens of neighbouring properties, this is not considered to cause any additional impact to residential amenity since these gardens are visible from the public highway.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application relates to a semi-detached bungalow located in a residential area north of Buckingham town centre. It is situated on a crescent street off the main spine road, Moreton Road. In the Buckingham Neighbourhood Plan, the dwelling is located in the 'North Western Arc' Character Area.

- 3.2 The dwelling is constructed of red-brown facing bricks and has a dual pitched roof tiled with concrete barrel tiles. The front elevation pitched roof also has a small central chimney, set down from the ridge. Fenestrations are fitted with white uPVC fittings.
- 3.3 To the front elevation, to the north-east side, there is a canopy extending in front of the main doorway.
- 3.4 There are three off-street parking spaces provided by the driveway to the front elevation.
- 3.5 Adjacent to the driveway, the front garden comprises a lawn area and bordering shrubs, situated on a relatively level plane. The garden has a depth of approximately 8.8 metres, when measured from the south-west side of the front elevation, and a depth of approximately 9.8 metres from measured from the front north-west corner of the canopy.
- 3.6 The north-west boundary between the front garden and public footpath is distinguished by a low brick wall while the boundary (to the south-west) shared with adjacent dwelling no.23 is only partly demarcated by low concrete posts. On the opposite side, the boundary shared with no.19 is distinguished by shrubs in the garden of no.19.
- 3.7 The dwelling is situated in the middle section of Woodlands Crescent on a mildly steep slope that rises from south-west to north-east. It is located between a section of modern bungalow and two storey dwellings, all of similar architecture and materials to the application dwelling. There are some examples of extensions and alterations within the streetscene.
- 3.8 To the rear of the dwelling is a Biological Notification Site and Local Geological Site, namely Buckingham Sand Pit Local Nature Reserve. To the north-west, across the highway, is another semi-detached bungalow dwelling (no. 18).

4.0 PROPOSAL

- 4.1 The application seeks full planning permission for the conversion of the loft to habitable accommodation and insertion of 2No. pitched roof dormers to the front elevation pitch roof.
- 4.2 The dormers would both be set approx. 0.7 metres below the ridgeline of the existing roof and approx. 1.3 metres back from the eaves of the original dwelling. The dormers would both have dual pitched roofs and measure approx. 1.6 metres in width, 2.1 metres in height and the ridges would project by approx. 3.1 metres beyond the plane of the roof slope. Each dormer would have a single window.
- 4.3 There is also a proposed first floor window to the north-east side elevation to serve an ensuite. This could be regarded as permitted development under Schedule 2, Part 1, Class C of the General Permitted Development (England) Order 2015 as it is proposed to be obscure glazed and if it is secured by condition to be non-opening below 1.7 metres above the finished floor level of the room.
- 4.4 For the avoidance of doubt, the scheme would lead to the removal of the small chimney to the front elevation pitched roof. As this is a small non-material alteration, it would not be regarded as development.

5.0 RELEVANT PLANNING HISTORY

- 5.1 18/01841/ACL - Application for a Lawful Development Certificate for a proposed conversion of the existing loft void with flat roof dormer to rear – Pending Consideration
- 5.2 For the avoidance of doubt, the above application cannot be taken as a material consideration for the assessment of the current proposal as it has not yet been determined.

6.0 PARISH/TOWN COUNCIL COMMENTS

6.1 Buckingham Town Council responded to object to this proposal.

6.2 The Town Council objected on the following grounds:

- They considered that the proposal would constitute overdevelopment;
- They considered that there was inadequate off-street parking provision for the numbers of bedrooms they believed are proposed;
- They considered that the proposal would incur overlooking of the neighbour's garden.

7.0 CONSULTATION RESPONSES

7.1 The Bedford Group of Drainage Boards have no comments to make on the application.

8.0 REPRESENTATIONS

8.1 No public representations were received on this application.

9.0 EVALUATION

a) Impact on appearance and character of the dwellinghouse, street scene and wider area

9.1 The Council's Residential Design guide stipulates that dormers should generally have pitched roofs, be physically small and set into the roof slope so that they are not a strident feature in the roof. Alterations to the roof should not destroy the original roof form and the materials selected should be compatible with the existing roof material.

9.2 With regard to the appearance of the proposal, the two dormers would each have dual pitched roofs. This form would therefore be sympathetic to the pitched roof appearance of the host dwelling. They would also be built using materials to match those used for the existing dwelling, thereby satisfactorily integrating with its appearance.

9.3 In terms of the relationship with the host dwelling, the dormers would be notably set back from the eaves as well as being reasonably set down from the ridge of the existing dwelling. They are also of a modest scale and would not be considered to overwhelm or distort the existing character of the front elevation pitched roof of the dwelling. The dormers would therefore be sufficiently subordinate to the host dwelling and so would be regarded as sympathetic additions to the dwelling roof.

9.4 The proposal would not involve increasing the dwelling footprint and would only involve the creation of two additional rooms. As such, there are no concerns regarding overdevelopment of the plot.

9.5 With regard to the locality, on Woodlands Crescent, there are examples of dormer windows including those of a greater scale to the current scheme. It is therefore considered that the proposed dormers would not be uncharacteristic nor incongruous within the street scene.

9.6 In summary, the proposal is considered to be of a scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition, it is considered that the proposal would not appear overly prominent within the streetscene or the locality in general. The proposals are therefore considered to comply with policy GP9 & GP35 of the AVDLP, the Council's Design Guide Residential Extensions and NPPF.

b) Impact on residential amenity

- 9.7 As each of dormers would have a window to serve the proposed first floor bedroom and there would be a side elevation window to serve the proposed en-suite, it is considered that the additional proposed rooms would receive adequate access to light.
- 9.8 To the south-west, one of the proposed dormers would be adjacent to the no.23. However, as there are no rooflights on the front elevation pitched roof of no.23, there would be no loss of light for this neighbour. Due to the position of the dwelling, it is not considered that the dormers would cause any overshadowing to any other neighbouring properties.
- 9.9 To the front elevation, across the highway, the proposed dormer windows would be opposite no. 18. Between these dwellings, there is an intervening distance of approximately 30 metres. This would be regarded as a sufficiently significant distance that would not be considered to cause any material overlooking of the dwelling at no.18.
- 9.10 For clarity, although the dormers would overlook the front gardens of neighbouring properties, this is not considered to cause any additional impact to residential amenity since these gardens are visible from the public highway.
- 9.11 Regarding the proposed side elevation window, as this would be obscure glazed, which is controlled by condition, it would not cause any overlooking of the adjacent dwelling, no.19.

c) *Impact on highways and parking*

- 9.11 The Council's SPG Parking Guidelines stipulate that, for dwellings with three bedrooms, there should be two off-street parking spaces provided within the curtilage of the dwelling. These spaces must be, at a minimum, 2.4 metres in width and 4.8 metres in depth.
- 9.12 The proposal involves the conversion of the roofspace to create an additional bedroom, thereby increasing the number of bedrooms from two to three. The agent has demonstrated that three parking spaces of the requisite dimensions would be created within the curtilage of the dwelling through expanding the area of hardstanding to the front elevation of the dwelling. This is a matter which can be secured by condition
- 9.13 For the avoidance of doubt, the provision of 'hard surfaces incidental to the enjoyment of a dwellinghouse' is regarded as permitted development under Schedule 2, Part 1, Class F of the General Permitted Development (England) Order 2015, subject to the prescribed conditions. These conditions stipulate the hard surface must be made of porous materials or provide for direct run-off water from the hard surface to a permeable area within the dwelling curtilage.
- 9.14 As such, the proposed development is considered to accord with AVDLP policy GP.24 and the Council's SPG Parking Guidelines.

Other matters

- 9.15 For the avoidance of doubt, there are no policies in the Buckingham Neighbourhood Plan which are relevant to the consideration of this application.