

Application Number: [PLN/2024/2370](#)

Estimated reading time: 13 minutes

Proposal: Proposed replacement of existing windows and doors at 43 Oxford Street, Wolverton, Milton Keynes, MK12 5HP

Applicant: Mr Luke Gledhill

Application type: Householder development

Ward: Wolverton **Parish:** Wolverton and Greenleys

Statutory Target: 30/12/2024 **Extension of Time:** No

Case Officer: Luke Alexander
Planning Officer

Team Manager: Chris Nash
Development Management Manager

Summary

The application is required as permitted development rights have been removed by way of an Article 4 Direction because of its position within Wolverton Conservation Area. Therefore, the proposal requires consideration of in terms of its impact on the design, character and appearance of the property and, in turn, these effects on the conservation area. The proposed details are considered to have a non-harmful impact due to the sensitive design of the windows and doors. It is therefore recommended that planning permission is **granted** subject to the conditions outlined in this report.

1.0 Introduction

- 1.1 The application has been referred to the Panel as the applicant is an employee of Milton Keynes City Council.

2.0 Background

The site and its context

- 2.1 The application site is a two-storey terraced dwelling of traditional Victorian construction. It features red brick walls and a mixture of single glazed timber windows, white uPVC windows and timber access doors. The house is further characterised by moulded detailing above and around the windows and doors to the front with brick detailing to the rear.
- 2.2 The site is located within the Wolverton Conservation Area, which is defined by its mix of late nineteenth and early twentieth century construction. This is characterised by its dense, uniform and largely terraced or paired, suburban form, and near exclusive use of red and orange brick.
- 2.3 The historic character of Oxford Street in particular is defined by the pairing of dwellings through recessed doors and detailing to the front elevations. 43 and 45 Oxford Street are one of such pairings.
- 2.4 The Article 4 Direction removes permitted development rights for extensions or alterations facing a road amongst other alterations normally allowed under permitted development rights. The Article 4 direction in Wolverton Conservation Area was put in place to protect the heritage interest, special character and appearance of the conservation area.

The proposal (to be read in conjunction with the plans pack)

- 2.5 It is proposed to replace six windows, which are a mix of single glazed timber and uPVC, with double glazed uPVC windows matching in colour and organisation of panes. Those windows which have a sash component are also proposed to be replaced with uPVC sash windows. It is also proposed to replace the front door with a composite door and the rear door with a uPVC door. All windows and doors of the property would be replaced.

3.0 Relevant planning history

3.1 Application site

- | | |
|--------------|---|
| 21/03779/FUL | The demolition and rebuilding of existing chimney to match the design of the adjacent neighbouring original chimney and repointing of the front and rear elevations.
Approved 03/12/2021 |
|--------------|---|

4.0 Consultations and representations

All responses and representations received can be viewed in full, online at www.milton-keynes.gov.uk/planning-register using application ref. PLN/2024/2370. The following paragraphs summarise those responses and representations.

4.1 Wolverton and Greenleys Parish/Town Council

No comments received.

4.2 Councillor Ansar Hussain (Wolverton Ward)

No comments received.

4.3 Councillor Peter Marland (Wolverton Ward)

No comments received.

4.4 Councillor Robert Middleton (Wolverton Ward) (Member of Committee)

No comments received.

4.5 Representations from interested parties

None received.

5.0 Relevant policies, guidance and legislation

The Development Plan

5.1 [Plan:MK](#) (adopted March 2019)

- Policy D3: Design of Buildings
- Policy HE1: Heritage and Development

Supplementary Planning Documents/Guidance (SPDs/SPG)

5.2 The following [topic-based SPDs/SPGs](#) are relevant:

- New Residential Design Guide SPD (2012)

National planning policy and guidance

5.3 The [National Planning Policy Framework](#) (NPPF) and [Planning Practice Guidance](#) (PPG) are also material considerations.

Emerging policy

- 5.4 The regulation 18 draft Milton Keynes City Plan (MKCP) was consulted on from 17 July to 9 October 2024. In accordance with paragraph 48 of the NPPF, Local Planning Authorities may choose to give weight to policies in emerging plans. At this stage, the Council, as Local Planning Authority, has not determined to give weight to the draft MK City Plan 2050 for decision making purposes. However, supporting evidence may still be relevant, with it updating or informing existing policies of the development plan, listed above.

Legislation

- 5.5 In conjunction with the Town and Country Planning Act 1990 (as amended) (the TCPA) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the PLBCA), the following legislation is particularly relevant:
- the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the 'GPDO'), as influenced by the Article 4 Direction applicable to this site.

6.0 Planning considerations

- 6.1 Taking account of the application type, the documents submitted, the site and its environs, and the representations received; the main consideration central to the determination of this application is the design of the windows and door and their effect on character and heritage.

7.0 Appraisal

- 7.1 Policy HE1 of Plan:MK states proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets, such as conservation areas. Proposals must be judged on any potential harm or enhancement to the significance of the conservation area, such as avoiding successive changes that result in harm, respecting the character of the historic environment, the retention of historic features, and the form and integrity of the historic asset.
- 7.2 Further, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that the local planning authority shall pay special attention to *"preserving or enhancing the character or appearance of that area"*.
- 7.3 Policy D3 similarly seeks to ensure that proposals contribute to the conservation and where possible, enhancement of the local character in their design.
- 7.4 The proposed replacement of all doors and windows with uPVC and composite alternatives would not replicate the historic materials of the area. However, the design of the windows would be of a 'heritage' design and, as a result, historical features such as sash elements, the organisation of window panels and the set-back front door would be retained. This would preserve elements of design that are important to the local character of the conservation area.

- 7.5 In the context of the Wolverton Conservation Area, and particularly Oxford Street, the historic features that contextualise the dwelling are primarily the moulded details around the windows, the arched front door and the pairing with the neighbouring dwelling at number 45. Historic features such as the moulded details and the set -back front door would not be affected by the proposal, maintaining the relationship with number 45 and preserving the character of the conservation area. Furthermore, the retention of these historic features and the sensitive design of the windows are considered to mitigate the impact of the modern materials and to respect the character, appearance and special interest of the historic environment.
- 7.6 The windows to the rear would not be visible from anywhere in the street scene and as such would not have an impact on the character of the area. Therefore, these alterations are not restricted by the Article 4 Direction and fall to be permitted development (i.e. in isolation, they do not require this application). In any case, sensitive window detailing would be retained, inclusive of the placement of panels on the windows. These are considered to preserve the character of the dwelling.
- 7.7 The replacement of the windows and doors is also considered to retain the structural integrity of the dwelling, particularly in its use as a residential property. These changes would enhance the long-term liveability of the asset by improving energy efficiency, better regulate temperature and mitigate threats such as damp.
- 7.8 In terms of cumulative impacts, works permitted by the 2021 permission were considered to enhance the character of the property and to have a positive and sympathetic impact on the conservation area. In this context, the proposed replacement of the windows, which are sensitive to the conservation area in isolation, would be a successive change that would retain the historic and structural integrity of the asset.

8.0 Conclusions

- 8.1 The proposed replacement of all windows and doors is considered to preserve the significance of Wolverton Conservation Area and the character of the dwelling in this context. The proposed changes would improve the integrity of the residential dwelling and are appropriate from a design perspective considering this use. It is therefore recommended that planning permission is granted, subject to conditions mandating that the materials and design are implemented as proposed.
- 8.2 Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change and human rights legislation (including Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions).

9.0 Recommendation

- 9.1 It is recommended that permission is **granted** subject to the conditions set out below (as may be supplemented/modified in any accompanying written or verbal update to the Panel).

10.0 Conditions

1. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990:

Plans received 04/11/2024:

Location Plan

Proposed Windows and Doors Specification

Fenestration Details

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

2. The development hereby permitted shall begin 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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).