

CERTIFICATE OF LAWFULNESS PROPOSED - REFUSED

To:	Inner Create	Application no: 21/02776/CLUP
	64	Applicant: Marina Moore
	Leaffield Rise	121, Pinewood Drive
	Two Mile Ash	Bletchley
	Milton Keynes	MK2 2HY
	MK8 8BX	

The Milton Keynes Council hereby certify that on 10th September 2021 the proposed use or development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto (and where a plan is attached to this Certificate, the area edged in red) is unlawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

(1) It is considered that the proposed loft conversion with rear box dormer and hip-to-gable extension would fail to comply with part (d) (i) of Class B of Part 1 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, as the dwellinghouse is an end-terrace house, and the total cubic volume would be 41.5 metres, therefore exceeding the permitted 40 cubic metres. On this basis, it cannot be built as permitted development.

Although the rooflights are considered to be acceptable, the proposed loft conversion with rear box dormer fails to meet all the criteria set out under Class B.

First Schedule

Certificate of Lawfulness for the proposed loft conversion with rear box dormer and front roof lights

Second Schedule

121 Pinewood Drive Bletchley Milton Keynes MK2 2HY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED)



Your attention is drawn to the attached notes

A handwritten signature in blue ink, appearing to be 'JP', with a long horizontal line extending to the right.

21st October 2021

Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council

NOTES

- (1) This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
- (2) It certifies that the use or development specified in the First Schedule proposed to take place on the land described in the Second Schedule would be unlawful and, thus, would be liable to enforcement action under section 172 of the 1990 Act.
- (3) If you are aggrieved by the decision of the Council to refuse your application in whole or in part (including a case in which the Council modify the description of the use, operations or other matter in the application or substitute an alternative description for that description) then you can appeal to the Secretary of State for the Environment under Section 195 of the Town and Country Planning Act 1990 (as amended). If you want to appeal, then you must do so using a LDC appeal form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or Customer Support Unit Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – <https://www.planningportal.co.uk/info/200207/appeals>. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.