

FULL PLANNING PERMISSION REFUSED

To:	Mr William Tiley 10 Bernay Gardens Bolbeck Park Milton keynes MK15 8QD undefined	Application no:	22/00968/FUL
		Applicant:	Ms Alison Pert 65 Stoke Road Milton Keynes Bletchley MK2 3AB

Milton Keynes Council, under their powers provided by the above legislation, **Refuse Permission** for

Two storey side & single storey rear extensions, rear raised decking area, front detached storage shed, extension to existing cross over onto Stoke Road, smooth render to existing walls, replacement windows and roof tiles and 4x new side elevation windows
At: 65 Stoke Road Bletchley Milton Keynes MK2 3AB

in accordance with your application, valid on 19th April 2022 and the following drawings:

Received on 19/04/2022 -
22/181/01 Existing Ground and First Floor Plans
22/181/02 Existing Elevations
22/181/03 Proposed Plans
22/181/05 Block Plan and Location Plan

Received on 18/05/2022 -
22/181/04 Rev. A - Proposed Elevations

The reason(s) for refusing your application are:

(1) By virtue of the proposed proximity of the two-storey extension to the neighbouring bungalow, the bicycle shed to be forward of the principal elevation and the fenestration design, the development overall would appear cramped and out of character with the local area and would be a visual obstruction on the public realm, not complying with Policies D1, D2 and D3 of

Plan:MK 2019.

(2) By virtue of the two-storey extension's size, scale, height, proximity to the immediate neighbour at no. 63, and location of the side and rear elevation windows of that neighbouring property, two of which are thought to service the same room, would experience and significant and detrimental reduction in the amount of daylight received during the day whereby they would be overshadowed for much of the day. Similarly this would lead to an overbearing outlook from within, leading to a detrimental impact on the amenity currently enjoyed by those neighbouring occupiers and enjoyment of that room. The proposal does not therefore comply with the requirements of Policy D5 of Plan:MK 2019.

Working With the Applicant

In accordance with paragraph 38 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

Your attention is drawn to the attached notes



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

14th June 2022

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

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within 12 weeks of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. 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.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

**Development Management,
Civic, 1 Saxon Gate East, Central Milton Keynes MK9 3EJ
Planning Enquiries Direct Line (01908) 252358
MK Council Tel: (01908) 691691
www.milton-keynes.gov.uk**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).