

FULL PLANNING PERMISSION REFUSED

Application no: 20/02443/FUL

To: Mr Dan Pathirana
10 Coles Green Road
London
LONDON
NW2 7ER
United Kingdom

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

**Development of 9 x 1 ,2 and 3 Bedroom Flats (Resubmission of 19/02691/FUL)
At: 118 Watling Street Bletchley Milton Keynes MK1 1BW**

in accordance with your application, valid on 26th October 2020 and the following drawings:

Location Plan. Dated 19th October 2019. Received on 26th October 2020
3D Views. Drawing: A301. Dated 22.09.2020. Received on 30th September 2020
North, South, West, East Elevations. Drawing: A201. Dated 22.09.2020. Received on 30th September 2020
First and Second Floors. Drawing: A102. Dated 22.09.2020. Received on 30th September 2020
Ground Floor. Drawing: A101. Dated 22.09.2020. Received on 30th September 2020

The reason(s) for refusing your application are:

(1) The development, by virtue of the scale, bulk and massing would result in the building having a detrimental impact upon neighbouring dwellings due to the direct visual sight lines between the existing and proposed dwellings and overshadowing, all of which would cumulatively impede the amenity of neighbouring residents. The application is therefore to contrary to Policy D5 of Plan:MK (2019).

(2) The scale and massing of the development, in conjunction with the overtly modern design fails to respond positively to the surrounding built form which would result in the

building appearing as an incongruous feature within the street scene and wider locality, thereby failing to accord with Policies D1, D2 and D3 of Plan:MK (2019).

(3) Due to the shortfall of parking provision, the proposed development fails to meet the requirements of the adopted Parking Standards SPD (2016) which therefore fails to comply with Policy CT10 of Plan:MK (2019).

(4) As submitted, the application as submitted fails to provide sufficient drainage details for the site, with the absence of the is information the Local Planning Authority is not satisfied that a suitable drainage scheme which would minimise the risk of flooding either within or around the site could be delivered, or would be adopted as part of the scheme. As such the proposals do not meet the requirements of Policies FR1 and FR2 of Plan:MK (2019) and Paragraph 158 of the National Planning Policy Framework (2019).

(5) In the absence of a noise/acoustic assessment it is considered that the development as proposed fails to meet the requirements of Policies D5 and NE6 of Plan:MK on the basis that the development is likely to be impacted by noise and with no evidence of suitable mitigation in place. The development is therefore likely to fail to provide sufficient amenity for future occupiers.

Your attention is drawn to the attached notes



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

21st December 2020

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 six months 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).