

FULL PLANNING PERMISSION REFUSED

To:	Mr Rahul Singh	Application no: 21/03333/FUL
	HQ, Exchange House	Applicant: Mr J Hussain
	494 Midsummer Boulevard	175 Water Eaton Road
	Milton Keynes	Bletchley
	MK9 2EA	MK2 3AG

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

Proposed 2 Bedroom Chalet Bungalow in the amenity space of 175 Water Eaton Road with access from Chestnut Crescent.

At: 175 Water Eaton Road Bletchley Milton Keynes MK2 3AG

in accordance with your application, valid on 24th February 2022 and the following drawings:

Received 01.11.21:

21.083 - Sustainability statement
21.083.01 - Location plan
21.083.03 - Proposed floor plans and elevations
21.021 - Design and Access Statement
21.8176 - Drainage strategy

The reason(s) for refusing your application are:

(1) The new dwelling, by virtue of its orientation, design, limited scale, and position in relation to neighbouring dwellings and built form, would result in bland form of development within the street scene, and introduce an alien low-lying bungalow form which would appear cramped and would be unsympathetic to the scale and massing of surrounding dwellings, the local pattern of development in the area, and overall character of the area. The proposal therefore conflicts with Policies D1, D2 and D3 of Plan:MK 2019.

**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**

(2) The new dwelling and subdivision of the plot, due to its cramped layout and constrained site, would result in an inadequate private garden areas for the occupiers of both the new dwelling and the existing dwelling at No. 175 Water Eaton Way, and an inadequate level of internal amenity for the future occupiers of the proposed dwelling. This would lead to substandard levels of residential amenity for the existing and future occupants of the development, contrary to Policy D5 and HN4 of Plan:MK (2019) and the New Residential Design Guide SPD (2012).

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 be 'JP', with a horizontal line extending to the right.

21st April 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 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

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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).