

CERTIFICATE OF LAWFULNESS PROPOSED - REFUSED

To:	Miss Jamie-Lee Collins	Application no: 20/01442/CLUP
	Domestic Designs Ltd	Applicant: Mr Steve Kelly
	2nd Floor Suite	34, Arran Way
	12 Church Square	Newton Leys
	Leighton Buzzard	Milton Keynes
	LU7 1AE	MK3 5FF

The Milton Keynes Council hereby certify that on 18th June 2020 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) The proposed front dormers appear to front a highway to the east. They also appear to look over the boundary towards a nearby footpath.

Therefore the proposed loft conversion is not in keeping with part B.1 (c) stating any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway,.

The proposed loft conversion does not comply with all the relevant criteria set out under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

First Schedule

Certificate of lawfulness for loft conversion with three front and one rear dormer windows

Second Schedule

34 Arran Way Newton Leys Milton Keynes MK3 5FF

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.

13th August 2020

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.