

## FULL PLANNING PERMISSION REFUSED

Application no: 22/00937/FUL

To: Mr Mark Tadman  
44 Cumberland Road  
London  
SE25 4RE

Applicant: Part Exchange Homes Limited  
Mr S Baker  
c/o 44 Cumberland Road  
Woodside Green  
London  
SE25 4RE

In accordance with your application, valid on 13th April 2022 and the following drawings, Milton Keynes City Council, under their powers provided by the above legislation, **Refuse Permission for The erection of a new dwelling (resubmission of 22/00224/FUL) at 120 Western Road Bletchley Milton Keynes MK2 2PU**

*Received 13.04.2022*

6235/LO/01 - SITE LOCATION & SITE BLOCK PLAN

6235/LO/03 - PROPOSED GROUND FLOOR PLAN & ELEVATION

6235/LO/04 - EXISTING & PROPOSED STREETScape ELEVATIONS PROPOSED ELEVATIONS

6235/LO/05 - SITE LOCATION & SITE BLOCK PLAN

### The reason(s) for refusing your application are:

1. The proposed dwelling by virtue of its scale, siting and design is considered to present a visually incongruous and unsympathetic addition to the street scene which would have a negative impact upon the established character of the local area. The development would thereby fail to enhance the surrounding area or relate well to the character and appearance of the local area. As such the proposal would be contrary to Plan:MK Policies D1, D2 and D3 and the principles of Section 12 of the NPPF.
2. The proposed dwelling fails to provide an adequate provision of car parking in accordance with the Milton Keynes Parking Standards SPD, noting that the spaces proposed would not achieve the minimum dimensions, with no unallocated parking provision either, and likely displace parking needs to the public highway. The proposal is therefore likely to result in on-street parking and is contrary to Policy CT10 of Plan:MK (2019).

3. The proposal fails to meet the internal Nationally Described Space Standard and therefore does not provide a suitable standard of living for prospective occupiers, failing to comply with policy HN4 of Plan:MK.

**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.

15th May 2023

**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](http://www.planning-inspectorate.gov.uk).

The Inspectorate will publish details of your appeal on the internet. 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 [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).

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**

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).