

FULL PLANNING PERMISSION REFUSED

To: Mr Jon Sidey
10 Market Square
Higham Ferrers
NN10 8BT
United Kingdom

Application no: 22/03171/FUL

Applicant: Alliance Group
Mr R Scandian
9 Diamond Court
Opal Drive
Fox Milne
Milton Keynes
MK15 0DU

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

Change of Use of part of retail unit to form a self-contained dwelling
At: 49 - 51 Aylesbury Street Bletchley Milton Keynes MK2 2BQ

in accordance with your application, valid on 22nd December 2022 and the following drawings:

Received 22.12.2022

22-055-08 - As Approved & Proposed Plans & Elevations. As Approve and Proposed Site Plan.
Location Plan

The reason(s) for refusing your application are:

- (1) The proposal would constitute a change of use away from an existing employment use

(retail) within Fenny Stratford. No evidence or justification has been provided to demonstrate that the existing employment use is no longer feasible or appropriate, and therefore is contrary to Plan:MK (2019) Policy ER2.

(2) The proposed flat would provide an inadequate level of amenity for the future occupiers through poor outlook onto a car park for the bedroom, and potential loss of privacy associated with this relationship. The proposed flat also has inadequate sources of light to habitable rooms including the kitchen and therefore is in conflict with Plan:MK (2019) Policy D5 and the New Residential Design Guide (2012).

(3) The proposal fails to provide any outdoor private amenity space for the future occupiers of the proposed dwelling, and therefore is in conflict with Policy D5 of Plan:MK and the New Residential Design Guide (2012).

Your attention is drawn to the attached notes



28th April 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.

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

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).