

To: Brooks/Murray Architects  
Ms Claudia Mastrandrea  
41 Tabernacle Street  
Second Floor  
London  
EC2A 4AA

**Application no: 24/00228/PRIOR**

Applicant: Dashwood Group  
C/O Agent

11th March 2024

Dear Sir/Madam,

MILTON KEYNES CITY COUNCIL AS THE LOCAL PLANNING AUTHORITY DETERMINE THAT THE  
PRIOR APPROVAL OF THE AUTHORITY IS **REQUIRED AND REFUSED**

Application No: 24/00228/PRIOR

**Prior notification for a single-storey roof extension accommodating 2 No 3 bedroom flats (C3)**

**At: Maybrook House 224 Queensway Bletchley Milton Keynes MK2 2SZ**

in accordance with your application electronically registered on 2nd February 2024

Milton Keynes City Council hereby determine that the prior approval of the local planning authority is required and refused for the above mentioned application in accordance with the plans and particulars accompanying it for the following reasons:

- ( 1) The proposal fails to comply with condition AA.2 (a) of Schedule 2, Part 20, Class AA. The

parking provision shown results in a crossover with parking shown for -22/01786/PRIOR, with parking spaces 1 and 2 already being allocated for proposed flats at lower floors. Therefore, it is likely that insufficient parking can be provided for the proposed development. Whilst it is not clear whether the development granted under 22/01786/PRIOR has been implemented, insufficient evidence has been provided to demonstrate that the parking provision is adequate for the number of flats within the site.

( 2) The proposal does not comply with condition AA.2 (g), with regards to the impact on the amenity of neighbouring premises including overlooking and privacy. The proposal would include the insertion of a large south facing window and associated balcony space on the proposed extension. This would allow unrestricted views along Leon Avenue, directly above residential properties which would result in a loss of privacy and overlooking and therefore would have an unacceptable impact on the residential amenity of occupants at residential neighbouring properties.



**Head of Planning**  
Council