



Appeal Decision

Site visit made on 23 February 2021

by M Shrigley BSc (Hons) MPlan MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 March 2021

Appeal Ref: APP/Y0435/W/20/3263306

73 Newport Road, Woburn Sands, MK17 8UJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by RJK Homes Ltd against the decision of Milton Keynes Council.
 - The application Ref 20/01969/FUL, dated 13 August 2020, was refused by notice dated 13 October 2020.
 - The development proposed is for the demolition of existing dwelling and erection of two dwellings with associated works.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the development on the character and appearance of the area.

Reasons

3. The area comprises of detached dwellings of varying designs lining the highway, each with substantially sized front and rear gardens. The uniform layout of properties relative to the highway is a noticeable characteristic of the immediate area. As are the residential gardens in the vicinity featuring trees and greenery, providing an attractive environment.
4. The impact of the new replacement dwelling in the front component of the site, referred to as Plot A on the appeal plans, is not in dispute between main parties. The rear component of the appeal site, where the dwelling within Plot B is proposed, would be obscured from roadside public vantages by other surrounding properties and trees.
5. I acknowledge the appeal decision APP/Y0435/W/18/3214679 entailing outline planning permission for the erection of up to 3 dwellings on the appeal site, which was dismissed. The design of the appeal scheme has been undertaken in response to the previous appeal decision as well as the decisions of the Council on preceding schemes.
6. The reduction in the total number of units within the current appeal scheme, alongside the specific design details proposed are significant changes informing my decision. Although Plot B would break the existing linear layout of properties in the vicinity the resultant new dwelling would be low rise and discrete relative to surrounding public views. The appeal site has an irregular shape to the rear and lies adjacent to other properties which primarily have

simple rectangular shaped boundaries. Because of the irregular shape of the appeal site, subdivision for two residential units would leave enough space for a sizeable garden serving each property.

7. Nonetheless, the dwelling on Plot B would still have a significant form and mass along with a detached garage. Accordingly, the development would still result in a noticeable change when viewed from surrounding neighbouring properties. The gardens seen in the vicinity are predominantly free from buildings. The gardens form a dominant and attractive component of the area, which is part of local distinctiveness, as does the uniform position of other dwellings relative to the highway.
8. The dwelling on Plot B would be conspicuous from other residential properties and would appear incongruous. It would break the linear pattern of development in the vicinity and detract from local distinctiveness despite there being no direct impact to public views. As a result, I find that the change would diminish the area's most attractive qualities. I have considered the use of boundary treatments sought by planning condition, but it would not overcome my concerns.
9. The appellant points me to other dwellings in the area. These include to the north of the site at the junction of Newport Road and Crossend Road, where permission was granted for a single dwelling to the rear of an existing terrace of 4 properties, as well as developments at 87 and 89 Newport Road. However, those properties are some distance from the appeal site and not visible from it. Nor do they have a strong bearing on the overall character of the area and its most attractive features. Therefore, I give reference to other schemes in the wider area little weight.
10. Overall, I find that the development would be harmful to the character and appearance of the area. It would fail to comply with Policies D1 and D2 of the Milton Keynes Council Plan:MK 2016-2031 (MKCP) which combined seek high quality design which responds to local context and creates a positive character.

Other Matters

11. I note that MKCP Policy HN9 supports the provision of bungalows in the district which the proposal contributes to. Moreover, the appellant has pointed to the efficient use of land and the provision of suitable housing for the elderly as benefits.

Planning Balance and Conclusion

12. The benefits raised by the appellant taken collectively or individually do not outweigh the harm to the character and appearance of the area I have identified. The proposal fails to accord with the development plan taken as a whole. There are no other material considerations which lead me to the conclusion that the terms of the development plan should not be followed.
13. For the reasons given above the appeal does not succeed.

M Shrigley

INSPECTOR