



Appeal Decision

Site visit made on 7 December 2021

by R Sabu BA(Hons), MA, BArch, PgDip, RIBA, ARB

an Inspector appointed by the Secretary of State

Decision date: 15th December 2021

Appeal Ref: APP/Y0435/W/21/3279163

65 Newport Road, Hanslope MK19 7ND

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mrs Barford-Fleming and Francis Jackson Homes against the decision of Milton Keynes Council.
 - The application Ref 20/02959/OUT, dated 10 November 2020, was refused by notice dated 9 April 2021.
 - The development proposed is described as, 'outline planning permission for a residential development of up to nine dwellings (8 no. net new dwellings), access road and associated works including the demolition of the existing dwelling and all ancillary structures at land to the rear of 65 Newport Road'.
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Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mrs Barford-Fleming and Francis Jackson Homes against Milton Keynes Council. This application is the subject of a separate Decision.

Preliminary Matter

3. The application was made in outline with only access sought for approval. I have therefore had regard to the submitted drawings on an indicative basis in so far as they relate to the reserved matters.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The stretch of Newport Road on which the site is located is largely characterised by detached and semi-detached dwellings on large plots with moderate spacing such that the area has a pleasant and spacious character and appearance.
6. The site is largely undeveloped with a small number of outbuildings on the site along with some parked cars and caravans. Given the site's undeveloped nature and its proximity to the open countryside to the north and east, it provides a pleasant setting for the village and is in keeping with the spacious character of the area.
7. The proposal would result in significant amount of built development, including access road and driveways to a green and largely undeveloped site that would

greatly urbanise the site, harmfully altering the landscape character of the area and departing from the prevailing pattern of development. It would therefore not appear as a natural extension of the settlement, rather a group of dwellings that would appear discordant given the spacious character of the area and close relationship of the site with the open countryside.

8. The rear boundary of the site would align with the rear extent of the adjacent properties to the west. However, since the rear part of that land largely comprises garden area, and the proposal would result in a number of dwellings and driveways at the rear of the site, the proposed scheme would not be in keeping with these adjacent properties, in terms of character.
9. I acknowledge the examples of back land development in the area. However, these appear to consist of fewer dwellings and occupy a smaller area than the proposal. As such, these developments have not altered my finding on this main issue. While I acknowledge the evidence regarding density, given the quantum of development on a largely undeveloped site to the rear of existing dwellings in close proximity to the open countryside on two sides, it would harmfully affect the spacious transition from the open countryside to the village.
10. The site may not be subject to a key view within the Hanslope Parish Neighbourhood Plan 2016-2031 Made July 2019 (NP). However, the development would nevertheless be visible in views particularly from the north and east. I note that additional planting is proposed which could be secured at reserved matters stage. While additional landscaping could partially screen views of the development from the neighbouring properties and open countryside as well as from the public footpath, the level of screening could not be guaranteed and would not fully mitigate the harm to the pattern of development and character of the area. Therefore, while I acknowledge the Landscape and Visual Impact Assessment submitted by the Appellant, it has not altered my finding on this main issue.
11. Consequently, the proposed development would harm the character and appearance of the area. Therefore, it would conflict with the aims of Policies NE5 and D1 of Plan:MK 2016 – 2031 Adopted March 2019 and NP Policy HAN4 which together seek development that respect the character of the surrounding landscape character, respond appropriately to the site and surrounding context and respect the wider landscape setting of Hanslope.

Other Matter

12. While I note the evidence regarding effective use of land, given the adverse effect on the character and appearance of the area, this matter does not override the harm identified.

Conclusion

13. For the reasons given above the proposed development would conflict with the development plan as a whole and in the absence of material considerations to indicate otherwise, the appeal is dismissed.

R.Sabu INSPECTOR