



Appeal Decision

Site visit made on 23 October 2024

by A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI
an Inspector appointed by the Secretary of State

Decision date: 7 November 2024

Appeal Ref: APP/Y0435/D/24/3351171

8 Slated Row, Old Wolverton Road, Old Wolverton, Milton Keynes MK12 5NJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Timothy Edwards against the decision of Milton Keynes Council.
 - The application Ref is 24/00788/HOU.
 - The development proposed is erection of a single storey front conservatory extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The Main Issue is the effect of the development upon the character and appearance of the host dwelling (No.8) and the street scene.

Reasons

3. Slated Row is a short *cul-de-sac* providing access to a group of modest cottages arranged in four blocks on its southern side together with associated outbuildings and parking areas on the northern side. No.8 was originally symmetrically paired with No.7 Slated Row, but has been extended to the side by a single bay¹ although each originally presented two windows on upper and ground floors with a central entrance door facing north-west. This pair of dwellings are positioned 'end on' to the access road such that the pathway to No.8 lies directly across its neighbour's front elevation and small fore-garden. No.8 has a garden of similar depth to that of No.7 but much wider and extending additionally on its south-west side.
4. This arrangement is repeated in the handed pair Nos.9 and 10 Slated Row, where the principal elevations face south-east, with limited separation between their respective rear elevations. Several of the dwellings in these groups have been extended with brickwork but are constrained by the absence of rear garden/amenity areas in most cases. The appellant points to the absence of any heritage designation, nevertheless Slated Row represents an unusual and distinctive pattern of traditional dwellings of likely rural origins. Notwithstanding changes incurred, they exemplify, in overall layout and relationship with surviving outbuildings, an unusual pattern of development, now rarely encountered. Although the garden area

¹ Together with a rear conservatory extension which is discretely located at the rear of the extension.

of No.8 contains incidental structures, it is the front elevations of No.7 with No.8 which now make the most important contribution, side-on, to the street scene and character of these buildings, particularly in approach views to anyone passing eastwards along Slated Row.

5. The proposal intends to add an 'unheated winter garden room'² extending across 6m of the original front elevation³. This would create a lobby area to the front entrance door which currently opens directly upon the living room. However, a projection of some 2m⁴ from the front elevation generates a habitable space which could be used to a much greater extent for domestic activity than would be the case without the weather-protection afforded by the proposal. This would significantly and obtrusively change the character of the fore garden areas as a traditional setting for Nos 7 and 8 as a dwelling pair.
6. The addition would be glassy and of contemporary appearance with grey metal structural elements that would significantly contrast with the existing building. Whilst this could be unobtrusively located in rear gardens of a conventional suburban development, what is proposed would be plainly apparent in the street scene. The appellant points to its recent extension with materials that do not match what is visibly original, but that that extension by its differentiation in terms of materials and position appears to acknowledge the significance of the original built form⁵ which the proposal would diminish. The forward projection of what is proposed would intrusively disrupt both symmetry and the cottages' plainly aligned shared façade. The development would unacceptably disrupt the distinctive character and sense of place experienced by users of Slated Row and cause permanent harm to the character and appearance of the dwelling and street scene.
7. Overall the proposal would significantly conflict with the objectives for the design of development proposals set out in Policies D1, D2 and D3 of Plan:MK 2016-2031 (2019) which, taken together, seek that development proposals respond positively to the site and its surrounding context. Consequently, the proposal does not accord with the development plan as a whole such that, taking all matters raised into account and for the reasons given, the appeal cannot succeed.

Andrew Boughton

INSPECTOR

² The description used in the design and access statement

³ Meaning the un-extended part of the front elevation

⁴ A total area of around 12 square metres

⁵ Specifically, the front elevation of the original paired cottages