



Appeal Decision

Site visit made on 18 November 2024

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th December 2024

Appeal Ref: APP/Y0435/D/24/3352858

12 Newport Road, Wavendon, Milton Keynes MK17 8AE

- 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 Paul Quinn against the decision of the Milton Keynes City Council.
 - The application 24/01270/HOU.
 - The development is the erection of a two storey front extension with pitch roof. New front porch. Part single storey rear extension with enclosed balcony above, part two storey rear extension with pitched roof and a Juliet balcony. Raise roof height and loft conversion with a rear dormer and front roof light. Removal of a chimney and new doors and windows including fenestration changes.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The Council changed the description of development from that stated on the application form. In the interests of clarity, I consider that the amended description accurately describes the appeal scheme and accordingly I have adopted an amended description in the heading above.

Main Issue

3. The main issue in this appeal is the effect of the development on the living conditions of occupiers of No. 14 Newport Road.

Reasons

4. The appeal site is a detached property within a predominantly residential area. Properties in the immediate area are staggered in terms of building line and vary in design.
5. The proposed development includes tall windows at ground and first floor which would face onto No. 14 Newport Road. The ground floor windows would look onto the shared boundary between the appeal site and No. 14, a number of outbuildings run along the boundary as such two of these ground floor windows would not overlook the private amenity space of No. 14.
6. A condition could be imposed to obscurely glaze the first floor and two ground floor windows which would not look onto the outbuildings. A small window exists at first floor facing No. 14 the introduction of more windows facing No.

- 14, even if obscurely glazed would for the occupiers of No. 14 exacerbate the sense of being under surveillance and to my mind would significantly diminish the enjoyment of their property.
7. The proposed development would extend the built form of the appeal property along the boundary with No. 14. Whilst it is not unusual for properties to have a staggered arrangement, due to the existing stagger, the window arrangement of No. 14 and the bulk of the proposed two storey extension combined with the existing property the development would be overbearing in terms of outlook for the occupiers of No. 14.
 8. I conclude that the proposed development would harm the living conditions of occupiers of No. 14 Newport Road.
 9. The proposal conflicts with Policy D5 of the Plan:MK 2016-2031 (2019) which seek amongst other things to protect the amenities of existing occupiers of neighbouring properties.
 10. The New Residential Development Design Guide Supplementary Planning Document Adopted (2012) (the SPD) appears to relate to new residential development rather than extensions. Notwithstanding this the proposed development conflicts with the SPD which seeks to ensure residential developments protect residential amenity.

Other Matters

11. The Appellant has drawn my attention to other developments which have overlooking issues. I have been provided with limited information to compare these to the proposal before me. Notwithstanding this each development must be considered on its individual merits, and I have reached my conclusion based on the individual merit of the appeal proposal.

Conclusion

12. For the above reasons I conclude that this appeal should be dismissed.

C Pipe

INSPECTOR