



Appeal Decision

Site visit made on 10 December 2024

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2024

Appeal Ref: APP/Y0435/D/24/3347743

49 Cartmel Close, Bletchley, Milton Keynes MK3 5LT

- 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 & Mrs Castagnetti against the decision of Milton Keynes City Council.
 - The application Ref is 24/00442/HOU.
 - The development proposed is for a single storey front extension linking house with gym/store.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey front extension linking house with gym/store at 49 Cartmel Close, Bletchley, Milton Keynes MK3 5LT in accordance with the terms of the application, Ref. 24/00442/HOU, and the plans submitted with it, subject to the conditions set out below:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 Site Location Plan (09663), 1718/24/01A, 1718/24/02A and 1718/24/03A (incorporating existing site plan, existing front elevation, proposed site plan, proposed front elevation/section AA).
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matter

2. Since the planning application, the subject of this appeal, was determined a new version of the National Planning Policy Framework (the 'Framework') has been published (12 December 2024). There has been no material change to National Planning Policy in respect of householder proposals and therefore I considered that it was not necessary to refer back to the parties. I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

4. The appeal site comprises a relatively modern detached house located within a residential estate with a generous driveway frontage within which is situated a detached outbuilding comprising a store and home gym. There is currently a reasonable degree of separation between the two, such that the whole of the principal elevation of the host dwelling is only

visible at an oblique angle from the footway that bounds the frontage of 48 Cartmel Close to the south.

5. In reality, due to the aforementioned outbuilding, an electricity sub-station next to it and vegetation and boundary fencing surrounding 1 Haydock Close to the north, only the south east elevation of the infill extension would be publicly visible.
6. Admittedly, it would be a slightly unusual proposal, however the primary view of the infill extension would be of a single storey flat roof link in lieu of the aforementioned close boarded fence that forms the northern boundary shared with no1. I note the Council's concerns that the proposal would obscure details of the existing dwelling, but with the principal elevation already being quite well screened in the majority of views from the public realm, in this particular instance I consider that it would not appear unduly incongruous.
7. The proposed flat roof, including the recessed southern elevation with canopy over, would appear as a subordinate form that links the host dwelling and the existing outbuilding, thereby creating a foil to the more traditional architecture which includes a number of pitched roof features. Overall the most visible elements of the existing principal elevation, at first floor level and above, would be retained and this can be demonstrated within figure 3 as set out with the appellants' statement.
8. Consequently, I consider that the proposed extension would not have a harmful impact upon the character and appearance of the area and therefore complies with Policies D1, D2 and D3 of Plan:MK 2016 – 2031 adopted March 2019 and Policies D1 and D2 of the West Bletchley Neighbourhood Plan 2016 – 2026 (final version October 2018), which together require proposals to meet a number of objectives/principles, ensuring that the scale and design of extensions relate well to the existing building and plot, and do not detract from its character and that of the surrounding area, whilst seeking to conserve those aspects that contribute to the distinctive environmental character of West Bletchley.

Conclusion and Conditions

9. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should succeed.
10. Other than the standard time limit condition the Council has suggested that conditions that require the development to be carried out in accordance with the approved plans and that the materials to be used in the construction of the extension match those used on the existing building. I consider that these conditions are necessary in the interests of preserving the character and appearance of the area.

C J Tivey

INSPECTOR