



Appeal Decision

by John Braithwaite BSc(Arch) BA(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 October 2025

Appeal Ref: APP/Y0435/C/24/3356055

68 Dexter Avenue, Oldbrook, Milton Keynes MK6 2QH

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
 - The appeal is made by Ms Komal Gohil against an enforcement notice issued by Milton Keynes Council.
 - The notice was issued on 24 October 2024.
 - The breach of planning control as alleged in the notice is material change of use (MCU) from a private dwellinghouse to a commercial short term let/Airbnb.
 - The requirements of the notice are; (i) Permanently cease the use of the property as a short-term commercial let/Airbnb; (ii) Permanently remove the property listing from all booking websites; and (iii) Permanently remove from site all materials and debris that arise from carrying out steps (i) and (ii).
 - The period for compliance with the requirements is six months.
 - The appeal is proceeding on the grounds set out in section 174(2)(b) of the Town and Country Planning Act 1990 (as amended).
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Decision

1. The appeal is dismissed and the enforcement notice is upheld.

Preliminary Matters

2. The appeal has been made under ground (b) only. In these circumstances, and given that the appeal must be determined on the basis of the situation that prevailed on the date that the enforcement notice was issued, visiting the site is unnecessary. The appeals have been determined without undertaking a site visit.
3. An application for costs has been made by the Council against the Appellant. This application is the subject of a separate decision.

Reasons

4. The Council has provided compelling precise and unambiguous documentary evidence which indicates that the appeal property was in use for commercial short-term letting purposes on the date of issue of the enforcement notice. This evidence includes a screenshot of a property page for 68 Dexter Avenue on the Booking.com website and a screenshot of an advert for nightly rent for the appeal property on a company website for Homely Spaces. In an email to the Council dated 21 November 2024, four weeks after the date of issue of the enforcement notice, the Appellant stated that "I have begun requesting those booking websites (VRBO, Silver Door, hotel.co.au, etc) to remove our property from their websites...". The Appellant, herself, has corroborated the alleged breach of planning control and her evidence indicates that the breach was occurring on the date of issue of the notice. The ground (b) appeal therefore fails.

John Braithwaite

Inspector