

PLANNING PERMISSION GRANTED

Application no: 17/01144/FUL

To: Mr Peter Michael
110 Sixth Cross Road
Twickenham
Middlesex
TW2 5PE

Milton Keynes Council, under their powers provided by the above legislation, **Permit** the

Erection of detached four bedroom house with integral garage

At: Land Adjacent To 64 Bradwell Road Bradville Milton Keynes

in accordance with your application, valid on 6th June 2017.

Approval is given subject to the condition(s) set out below. Some of the conditions may require further details to be provided **before the development commences**. The conditions need to be complied with for the permission to remain valid. If the conditions are not complied with, legal action can be taken against the developer and the land owner. The details required by the conditions, need to be submitted formally to the Council. Call the Planning Enquiries number at the bottom of the page or use the link www.milton-keynes.gov.uk/publicaccess for further details.

Conditions:

(1) The approved development shall be carried out in accordance with the following drawings/details:

- 1 LOCATION PLAN as electronically registered on 6th June 2017
- 2 PLANNING LAYOUT as electronically registered on 25th April 2017
- 3 PROPOSED SITE LAYOUT as electronically registered on 25th April 2017
- 4 PROPOSED GROUND FLOOR PLAN as electronically registered on 25th April 2017
- 5 ELEVATIONS as electronically registered on 25th April 2017
- 7 PROPOSED FIRST FLOOR PLAN as electronically registered on 25th April 2017
- 8 ELEVATIONS as electronically registered on 25th April 2017

Reason: For the avoidance of doubt and in accordance with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

(2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004

(3) The external materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced

Reason: To ensure that the development does not detract from the appearance of the locality

(4) The development shall not be occupied until the car parking area (and turning area) shown on the deposited plan has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway

(5) The windows above ground floor level in the northern and southern side elevation of the dwelling hereby permitted shall be obscurely glazed and non-opening unless the part of the window which is opening is at least 1.7 metres above the finished floor level of the room in which it is installed. They shall not be altered from this specification unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of the neighbouring properties

(6) Prior to any development taking place, the developer shall carry out an assessment of ground conditions to determine the likelihood of any ground, groundwater or gas contamination of the site in accordance with BS 10175:2001 Investigation of Potentially Contaminated Sites - Code of Practice. The results of this survey, together with any remedial action deemed necessary, shall be submitted to and approved by the Local Planning Authority before works commence. Any remedial works shall be carried out in accordance with the approved strategy and validated by submission of an appropriate verification report prior to the first occupation of the development. Should any unforeseen contamination be encountered during site works, the Local Planning Authority shall be informed immediately.

Reason: To ensure that the site is safe and suitable for its proposed use

(7) The external materials to be used in the development shall be in accordance with samples to be submitted to and approved in writing by the Local Planning Authority before any work is commenced

Reason: To ensure that the development does not detract from the appearance of the locality.

(8) No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Milton Keynes Council's guide note 'Residential Vehicle crossing details'.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

The Council's reason(s) for permitting the application are set out in the Summary of Reasons below.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework Milton Keynes Council takes a positive and proactive approach to development proposals focused on solutions. Milton Keynes Council works with applicants/agents in a positive and proactive manner by: offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application; where possible suggesting solutions to secure a successful outcome; informing applicants/agents of any likely recommendation of refusal prior to a decision; and by adhering to the requirements of the Milton Keynes Council Corporate Plan and the Planning and Transport Service Plan.

In this instance the application was acceptable as submitted.

Building Regulations

Please note that this is a planning permission only and you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via http://www.milton-keynes.gov.uk/building_control or the Building Control Helpline Tel. (01908) 252721.

Your attention is drawn to the attached notes.

Date: 21 August 2017



A handwritten signature in black ink, consisting of a large, stylized 'J' shape followed by a horizontal line.

For and on behalf of the Council

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website www.planning-inspectorate.gov.uk.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council, or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State appeal or reference of the application to him.

These circumstances are set out in section 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

The Party Wall etc. Act 1996

Anyone intending to carry out work described in the Act MUST give adjoining owners at least 2 months notice in writing of their intentions.

The Act covers:- (i) work to be carried out directly to an existing party wall or structure
(ii) new building at or astride the boundary line between properties
(iii) excavation within 3 or 6 metres of a neighbouring building or structure, depending on the depth of the hole or foundations

If you are not sure whether the Act applies to work that you are planning, you should seek professional advice. A free explanatory booklet is available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7BN. Tel 0870 1226236 e-mail odpm@twoten.press.net