

Application no: 24/00801/PRIOR

To: Smith Jenkins Planning & Heritage
Garry Hutchinson
7 Canon Harnett Court
Wolverton Mill
MK12 5NF

Applicant: KBZ SSAS
Chris Mitchell
C/O Agent

30th May 2024

Dear Sir/Madam,

MILTON KEYNES COUNCIL AS THE LOCAL PLANNING AUTHORITY DETERMINE THAT THE PRIOR APPROVAL OF THE AUTHORITY IS **REQUIRED AND REFUSED**

Application No: 24/00801/PRIOR

Prior Approval for change of use of first floor (Commercial - Use Class E) to provide one unit (Studio - Use Class C3)

At: Queensway House 207 - 209 Queensway Bletchley Milton Keynes MK2 2EE

Milton Keynes Council hereby determine that the prior approval of the local planning authority is required for the above mentioned application in accordance with the plans and particulars accompanying it. The Council further determine to hereby refuse the development in accordance with your application electronically registered on 8th April 2024 and the following drawings/details:

Received on 08.04.2024 -
23-19-100-P1 - SITE LOCATION & BLOCK PLAN (EXISTING)
23-19-102-P0 - FIRST FLOOR BLOCK PLAN
23-19-111-P1 - PROPOSED FIRST FLOOR PLAN
23-19-211-P0 - FIRST FLOOR INTERNAL ELEVATIONS

Milton Keynes Council hereby determine that the prior approval of the local planning authority is required and refused for the above mentioned for the following reasons:

(1) The proposal would not comply with all relevant criteria set out in Class MA of Part 3 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. There is insufficient information to assess whether adequate natural light is provided in all habitable rooms (MA.2(2)(f)). While this iteration of the proposal consolidates several rooms into a single open-plan habitable space, the size and

orientation of the three windows and doors, as well as their orientation in respect to the depth of the proposal, means that a daylight and sunlight assessment should be conducted. It is therefore recommended that prior approval is required and refused.

(2) The proposal is required to meet the requirements of Paragraph 9A of Article 3 of the GPDO 2015 (as amended) - such that it should measure a minimum of 37 square metres - the proposal would only measure approximately 36.4 square metres, so would not meet the requirement. It is therefore recommended that prior approval is required and refused.



30th May 2024

Jon Palmer MRTPI – Head of Planning
For and on behalf of the Council