

FULL PLANNING PERMISSION APPROVED

Mr William Tiley  
10 Bernay Gardens  
Bolbeck Park  
Milton Keynes  
MK15 8QD

Applicant: Zeb Clay

- Application ref:** 24/01706/FUL
- Proposal:** The erection of a two-storey building for use as a 6-bedroom, 7-person HMO (Sui Generis) (Retrospective) at 77 Victoria Road, Bletchley, Milton Keynes, MK2 2NZ
- Valid on:** 6 August 2024
- Decision:** In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves permission subject to conditions** listed below.

Some conditions listed may require further details to be submitted for approval before any works or use may commence. If conditions are not complied with, formal action can be taken against the developer and/or landowner.

**Conditions (6)**

- 1 <p>The development hereby permitted shall be carried out in accordance with plans/drawings ref.
- Received 2/9/204: 24/234/02 B Proposed plans rev B, 24/234/03 B Proposed elevations rev B
- Received 2/8/24: 24/234/05 Location plan, 24/234/04 Proposed site layout/landscaping plan, 24/234/06 Sections
- unless as otherwise required by condition attached to this permission or pursuant to an approval of an application made under Section 96A of the Town and Country Planning Act 1990.
- Reason: For the avoidance of doubt and in the interests of securing sustainable development. <p>

**Date of decision:** 16 December 2024

**Jon Palmer, Head of Planning**

- 2 <p> Prior to the occupation of the development, details of the proposed boundary treatment of the site (including the type and height of any walls or fences) shall be submitted to and approved by the Local Planning Authority and the boundaries of the site shall be enclosed in accordance with the approved details before the development is first occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority.

Reason: To protect the appearance of the locality and safeguard the privacy of neighbours <p>

- 3 <p> The secure cycle parking facilities hereby approved shall be fully implemented and made available for use prior to the use of the premises as a HMO and shall thereafter be retained for use at all times.

Reason: In the interests of encouraging sustainable modes of transport. <p>

- 4 <p> Prior to the laying out of parking and turning areas associated with the dwellings hereby approved, details of bin storage and collection points to be provided within private land at the entrance to shared private accesses and/or courtyards, sufficient to accommodate four bins per dwelling served, shall be submitted to and approved in writing by the Local Planning Authority. The bin collection points shall be provided prior to the first occupation of a dwelling to which they serve and shall be retained thereafter free from any impediment to their designated use as such.

Reason: To ensure safe and suitable conditions are maintained on the public highway, in the interests of highway safety, and to ensure appropriate waste/refuse facilities are provided for the occupiers of the development. <p>

- 5 <p> The approved parking scheme shall be implemented in accordance with the approved plans, and made available for use before the development hereby permitted is occupied and that area shall be used for no other purpose thereafter.

Reason: To enable vehicles to park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. <p>

- 6 The property shall not be operated with more than 6 lettable rooms for a total of 7 occupants at any time. Reason: To control future intensification of the application property, and to ensure the application has been properly assessed as submitted in accordance with Policy HN7 of Plan:MK (2019).

**Your attention is drawn to the following:**

<p> Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. Building near to a public

sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.<p>

<p> The Local Highway Authority recommends that the first 5m of the proposed access/driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel, etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Local Highway Authority reserves the right to take any necessary action against the landowner. <p>

### **Standing informatives**

Milton Keynes City Council takes a positive and proactive approach to development proposals, working with applicants or their representative in a positive and proactive manner by operating in line with its [Customer Charter](#), offering a pre-application advice service, having clear policy on when amendments will or will not be pursued or accepted, suggesting solutions to secure a successful outcome where appropriate and feasible, and informing applicants or their representative of any likely recommendation of refusal prior to a decision.

Unless expressly applied for and stated in the description above, this decision conveys no approval of an associated planning consent (such as listed building or advertisement consent).

Any deviation from the approved plans/drawings and/or details should be discussed with the local planning authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to secure a revised permission is likely to be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

### **Right of appeal**

If you are aggrieved by the decision of the local planning authority to grant permission for your proposal subject to conditions, then you can appeal to the Secretary of State. There are timescales associated with an appeal. In certain circumstances this can be as little as 28 days. Please contact the Planning Inspectorate for details of how to appeal.

Appeals must be made using a form available from the Planning Inspectorate at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate). The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted permission for the proposal or could not have granted it without the conditions they imposed, having regard to statutory requirements.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) no less than 10 working days before submitting the appeal. Further details can be found online at [www.gov.uk/planning-inspectorate](http://www.gov.uk/planning-inspectorate).

### **Purchase notices**

If permission is granted subject to an unacceptable condition, and the owner of the property claims that the property has consequently become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development/work which has been or would be permitted, the owner may serve on the Council a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Other regulatory matters**

This is a decision under planning legislation only. It does not convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under civil law.

You can get further information on the need for Building Control approval at [www.milton-keynes.gov.uk/planning-and-building/building-control](http://www.milton-keynes.gov.uk/planning-and-building/building-control).

You can get further information on the need for Premises Licensing and Permits or Food Hygiene approval at [www.milton-keynes.gov.uk/environmental-health](http://www.milton-keynes.gov.uk/environmental-health).

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway, as well as the Council's responsibility to issue official addresses for all residential and business premises. Further information is available at [www.milton-keynes.gov.uk/highways](http://www.milton-keynes.gov.uk/highways).

Anyone intending to carry out work described in the Party Wall Act 1996 must give adjoining owners at least 2 months' notice in writing of their intentions. You can find out more at [www.gov.uk/party-walls-building-works](http://www.gov.uk/party-walls-building-works).