

PRIOR APPROVAL GRANTED

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41 Tabernacle Street, London, EC2A 4AA

Applicant: Dashwood Group

- Application ref:** PLN/2024/2535
- Proposal:** Prior Approval for the erection of a single-storey roof extension accommodating two self-contained flats **at** 224 Maybrook House, Queensway, Bletchley, Milton Keynes, MK2 2SZ
- Valid on:** 21 November 2024
- Decision:** In accordance with your notification 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 **grants prior approval 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 (3)

- 1 The development hereby permitted shall be completed before the expiration of three years from the date of this permission. Reason: In accordance with the conditions of Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.
- 2 As soon as reasonably practicable following completion of the development hereby permitted, written notice of completion shall be submitted to the Local Planning Authority. The notice shall include the name of the developer, the address or location of the development and the date of completion.

Date of decision: 3 January 2025

Jon Palmer, Head of Planning

Reason: In accordance with the conditions of Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.

- 3 The development hereby permitted shall be used as residential units within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse. Reason: In accordance with the conditions of Class AA, Part 20, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.

Your attention is drawn to the following:

Standing informatives

The development must be completed within 3 years of the date of this decision.

It is the applicant/developer's responsibility to comply with all relevant restrictions, limitations and conditions as set out in Schedule 2 Part 20 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This prior approval does not conclusively determine the lawfulness of the proposed development.

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 prior approval for your proposal subject to conditions, then you can appeal to the Secretary of State within 6 months of this decision. You can find out more information on planning appeals at 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.

The applicant and/or developer is reminded of the need for separate consent to carry out any works in the adopted highway. Further information is available at 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.