

To All Interested Parties

12th July 2024

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY Mr Lloyd Jones on behalf of MR RAHMATULLAH HOSSIANI

AGAINST Milton Keynes City Council for the serving of an enforcement notice for unauthorised operational development comprising of a front and side boundary wall with brick piers

AT 1 Mendelssohn Grove, Browns Wood, Milton Keynes, MK7 8DH

Appeal Start Date: 2nd July 2024

We are writing to advise you that the Secretary of State is conducting the above appeal.

The Planning Inspector has asked me to notify you about this appeal as it is considered that you may be affected by the proposed development.

It has been decided that this appeal will be dealt with on the basis of Written Representations and a Local Public Inquiry will not be held.

The reasons for the Council issuing the notice include –

- a) Retrospective planning permission ref. 23/01650/HOU was refused planning permission in November 2023 because, the siting, size and design of the boundary wall with brick piers does not respond appropriately to the existing dwelling and its context within the surrounding area.
- b) The unauthorised operational development is a disproportionate and unsympathetic addition to the dwelling and surrounding area and incorporates competing design approaches that are not in keeping with the character of the dwelling nor of the surrounding area.
- c) The unauthorised operational development therefore causes significant harm in this regard and fails to exhibit a positive character and fails to comply with Policies D1, D2 and D3 of Plan:MK and Policy WNP15 (Design Principles) of the Walton Neighbourhood Plan.

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Planning.enforcement@milton-keynes.gov.uk
Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ
www.milton-keynes.gov.uk

- d) It is expedient and in the public interest to issue an Enforcement Notice requiring the front and side boundary wall to be reduced in height to measure no more than 1 metre in total.

The appellants grounds of appeal against the notice include –

- a) That planning permission should be granted for what is alleged in the notice (Ground A)
- b) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections (Ground F)
- c) The time given to comply with the notice is too short (Ground G)

Any comments made by you should be uploaded to the Planning Inspectorate online portal via <https://acp.planninginspectorate.gov.uk/> making sure to quote the correct reference **APP/Y0435/C/24/3341572**. **Please note, this is the Planning Inspectorate's preferred method.**

Alternatively, any representations made by you in writing can be sent to the Planning Inspectorate at the following address: Temple Quay House, 2 The Square, Bristol, BS1 6PN using the reference: **APP/Y0435/C/24/3341572** and must be sent **by 13th August**. You must submit three copies of your letter and I am obliged to point out that your representation will be disclosed to the appellant unless representations are withdrawn before the 6 weeks deadline.

The Planning Inspectorate will not acknowledge representations received however, will ensure that letters received by the deadline are passed onto the Inspector dealing with the appeal.

A copy of the Planning Inspectorate's booklet "Guide to taking part in planning appeals" may be obtained free of charge on request from the Planning Department at the Civic Offices or on [GOV.uk](https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal) (<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>).

The appellants statement may be inspected at the Council's website at: [Enforcement Notice Appeal at 1 Mendelssohn Grove, MK7 8DH \(23/00226/ENF\) | Milton Keynes City Council \(milton-keynes.gov.uk\)](#) The Council's statement is currently being prepared and you should check on its availability by visiting the website at the same location.

The Planning Inspectorate will publish their decision on GOV.uk website.

If you are not the owner of this property to which this letter is addressed perhaps you would ensure that the owner is made aware of the contents of this letter.

Yours faithfully,

Madison Graham
Planning Officer