

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Cutler Architects
43 St Mary's Street
Wallingford
Oxfordshire
OX10 0EU

Application No: 230979
Application type: Householder

Applicant: Mr. & Mrs. Rupert Towers

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Two storey side extension with detached garage to front garden.

At: 11 St Peters Avenue Caversham Reading RG4 7DD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 15 February 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 11 St Peters Avenue Caversham Reading RG4 7DD

Application No: 230979

Application type: Householder

REASONS FOR REFUSAL

1. The proposed garage structure, due to its excessive scale and prominent siting would appear obtrusive and overly dominant within the street scene. As such, the proposal would result in harm to the character and appearance of the area. Contrary to Policies H9 and CC7 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The decision relates to the following drawings and documents:

Proposed Garage Block P/G01 Rev A

Proposed Street Scene P/006 Rev B

Proposed Block Plan P/L01 Rev C

Existing Location Plan E/LO1 Rev A

Proposed Location Plan P/L01 Rev C

Proposed Block Plan P/B01 Rev C

Proposed Level 1 Ground Floor Plan P/001 Rev C

Proposed Level 2 First Floor Plan P/002 Rev C

Proposed Level 3 Second Floor Plan P/003 Rev C

Proposed Level 4 Roof Plan P/004 Rev C

Received 13th July 2024

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw or amend the application. However, the applicant chose not to withdraw or amend the application.

3. Prior to the submission of any future application at the site, the applicant is advised to enter into pre-application discussions with the Local Planning Authority.

Date: 15 February 2024



SDV

Assistant Director of Planning, Transport and
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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State 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.

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) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 the 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 in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.