



Reading
Borough Council
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**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: JETArch Design Limited
100 Berkshire Place
Winnersh Triangle
Wokingham
RG41 5RD

Application No: 230375
Application type: Householder

Applicant: Ms Penchukova

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

Proposal: Demolition of existing garage and replacement with new single garage. Part single storey extension excluding basement, part 2.5 storey extension excluding basement following demolition of existing rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate, and associated changes to fenestration.

At: 85 Hamilton Road Reading RG1 5RB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 17 May 2023

SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: 85 Hamilton Road Reading RG1 5RB

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REASONS FOR REFUSAL

1. By virtue of its excessive depth and discordant appearance, the rear extension would have an over-scaled appearance, disproportionate, and not subservient, to the original dwelling. The resultant extension would cause significant detrimental harm to the character and appearance of the original dwelling and the wider Conservation Area. The proposal is therefore of poor design which is contrary to Policies CC7, EN1, EN3, EN4, EN6 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (March 2021)
2. The proposed positioning of the gates would have an adverse effect on road safety and the flow of traffic as this could result in the vehicles waiting in the carriageway to enter the site while waiting for the gates to open. The proposal is therefore contrary to Policy TR3 of the Reading Borough Local Plan (2019)

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target timescale and therefore the decision to refuse planning permission has been taken.

2. The refusal relates only to the following plans and information as received by the local planning authority:

Plans considered:

- Design & Access, Planning and Heritage Statement
- Site Location Plan - A4/345/OS1
- Details of Existing Floor Plans Basement & Ground Floor - A4/345/01
- Details of Existing Floor Plans First & Second Floor - A4/345/02
- Details of Existing Elevations - A4/345/03
- Details of Proposed Floor Plans Basement & Ground Floor - A1/345/04
- Details of Proposed Floor Plans First & Second Floor - A1/345/05
- Details of Proposed Elevations - A1/345/06

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- Tree Protection Plan 0 A1/345/07
- Existing Block Plan - A4/345/10
- Proposed Block Plan - A4/345/11
- Preliminary Roost Assessment - Issue 2 (dated 31/01/2022)
- Bat Emergence and Re-entry Surveys - Issue 2 (dated 27/05/2022)

Received on 22/03/2023

3. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please see the following link to the Council's pre- application service here: <https://www.reading.gov.uk/planning-and-building-control/planning-applications/before-making-a-planning-application/pre-application-planning-advice/>

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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.