



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: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 221399
Application type: Demolition of buildings and
construction of new dwelling houses

Applicant: Mr & Mrs Tahir & Saddam Butt

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** Prior Approval for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for the Demolition of buildings and construction of new dwellinghouses in their place. To construct a one bedroom detached dwelling 64sqm GIA over two storeys. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

At: 2 Adelaide Road Reading Berkshire RG6 1PG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 15th December 2022

Assistant Director of Planning, Transport and
Public Protection Services

AA

Application At: 2 Adelaide Road Reading Berkshire RG6 1PG

Application No: 221399

Application type: Demolition of buildings and construction of new dwelling houses

REASONS FOR REFUSAL

1. The proposed development by reason of its prominent siting and forward projection compared to the predominant building line of the adjacent residential terraces on Adelaide Road and the resulting proximity to the street, would appear visually dominant and would have a detrimental impact on the character and appearance of the residential development in the surrounding area. The layout with the front door and some primary windows to the side, facing the rear of 93 and 93A St Peter's Road, would create an unusual relationship between residential properties with windows facing each other within close proximity, would not create an active frontage to the street and which would not be characteristic of the local area. Prior approval is therefore refused on the basis that the design of the development would fail to meet the requirements of paragraph ZA.2.(2) (d) of Schedule 2, Part 20 Class ZA of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
2. The appearance of the proposed dwelling would interrupt the strong character of the terraced dwellings along this side of the street, because it would not include the key dominant feature of bay windows and the proposed position and scale of windows would not accord with the adjacent terraces. Prior approval is therefore refused on the basis that the development would fail to meet the requirements of paragraph ZA.2.(2)(e) of Schedule 2, Part 20 Class ZA of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
3. The proposed dwelling, by reason of its scale and close proximity to the rear garden of the neighbouring dwelling at 95 St. Peter's Road, would be overbearing on and overshadow that garden with consequent harm to the amenity of neighbouring occupiers. The first floor side facing bedroom windows would cause overlooking and have an impact on the privacy of the neighbouring dwellings at 93, 93A and 95 St Peter's Road. The proposed amenity space would be extremely limited in scale and would not respect the size and character of other similar private amenity spaces in the immediate vicinity. The proposed dwelling would have an overbearing and dominant effect on no. 4 Adelaide Road by virtue of its proximity and height, and the introduction of a large blank wall, very close to the entrance door. Prior approval is therefore refused on the basis that the development would impact on amenity and fail

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to meet the requirements of paragraph ZA.2.(2)(g) of Schedule 2, Part 20 Class ZA of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

INFORMATIVES

1. The Local Planning Authority has taken into consideration the following plans:

Drawing No. 9107-100 - Location Plan received 23/11/22
Drawing No. 9107-101 - Existing and Proposed Block Plans received 23/11/22
Drawing No. 9107-102 - Existing Floor Plans received 23/11/22
Drawing No. 9107-103 - Existing Elevations received 23/11/22
Drawing No. 9107-105 - Proposed Elevations received 23/11/22
Drawing No. 9107-106 - Existing and Proposed 3D Views received 23/11/22
Drawing No. 9107-107 - Additional Information received 23/11/22
Drawing No. 9107-104 REV 2 - Proposed Floor Plans received 9/12/22

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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/planning-inspectorate>.

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.