

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Colony Architects
Unit 7 The Wine Store
Brewery Court
Theale
RG7 5AJ

Application No: 230249
Application type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mr Andrew Beckalick

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extension measuring 6m in depth, with a maximum height of 2.8m, and 2.8m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: 85 Cardiff Road Reading RG1 8ES

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 6th April 2023



Assistant Director of Planning, Transport and
Public Protection Services

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Application At: 85 Cardiff Road Reading RG1 8ES

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REASONS FOR REFUSAL

1. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development which would be harmful to the residential amenity of the occupiers of no. 87 Cardiff Road, Contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Document, 'Design Guide to House Extensions' (2021).

INFORMATIVES

1. This Decision relates to the following drawings received by the Local Planning Authority on 28th February 2023:

Drawing No. 02-00 - Existing Block Plan
Drawing No. 03-00 - Existing Floor Plans
Drawing No. 05-00 - Existing Elevation Plans and Section
Drawing No. 02-11 - Proposed Block Plan
Drawing No. 05-10 - Proposed Elevation Plans
Drawing No. 04-10 - Proposed Section
Drawing No. 03-10 - Proposed Floor Plans
Drawing No. 02-00 - Location Plan

2. 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 or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 6th April 2023



Assistant Director of Planning, Transport and
Public Protection Services

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

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