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: ADS Property Services
Taradale
Little Lane
Upper Bucklebury
RG7 6QX

Application No: 210760
Application type: Full Planning Approval

Applicant: Mr and Mrs H Kang

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

Proposal: Various internal and external alterations including conversion of ground floor retail shop to 1x2 bed flat, single storey rear extension and loft conversion with provision of L-shaped rear box dormer and roof lights

At: 73 Norfolk Road Reading RG30 2EG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 19 July 2021

SDV
Head of Planning, Development
& Regulatory Services

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Application At: 73 Norfolk Road Reading RG30 2EG

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REASONS FOR REFUSAL

1. Due to its scale and form the proposed dormer extension would be overly dominant with respect to the existing building. The additional bulk and mass afforded by the design of the dormer creates an awkward and contrived roof form which would have a jarring effect when viewed alongside the existing roofscape, detracting from the building's original character and that of the surrounding area. The proposal is therefore of poor design, contrary to Policies CC7 and H8 of the Reading Borough Local Plan (2019).

2. By virtue of its height and proximity to shared boundaries, significant overlooking would occur to the rear of 71 and 75 Norfolk Road from the proposed dormer window. This would cause a significant detrimental impact to the residential amenities of the occupants of 71 and 75 Norfolk Road in terms of loss of privacy through overlooking. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan (2019).

3. By virtue of its excessive depth, the single storey extension would have an over-large appearance disproportionate, and not subservient, to the original dwelling. The large expanse of flat roof would appear as an awkward and incongruent addition to the existing building. The resultant extension would cause significant detrimental harm to the character and appearance of the original building. The proposal is therefore of poor design which is contrary to Policies CC7 and H8 of the Reading Borough Local Plan (2019).

4. The single storey rear extension by virtue of its depth, height and proximity to the boundary would cause a significant detrimental impact to the residential amenities of the neighbouring property at 71 Norfolk Road in terms of loss of light, visual dominance and overbearing effects. The extension is therefore contrary to Policies CC8 of the Reading Borough Local Plan (2019).

5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of affordable housing, the proposal fails to contribute adequately towards the housing needs of Reading Borough and as such is contrary to Policy H3 of the Reading Borough Local Plan (2019) and the Affordable Housing SPD (2021).

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6. Due to the lack of information provided, it has not been demonstrated that bin and cycle storage of an appropriate size and standard for the units proposed could be accommodated on site. The development is therefore contrary to Policies H8 and TR5 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. The refusal relates to the following plans and drawings as received by the Local Planning Authority on 14/05/21:
Drawing No: 21/185/05 - Site Location and Block Plan
Drawing No: 21/185/02 Rev. A - Proposed Ground and First Floor Plans
Drawing No: 21/185/03 Rev. A - Proposed Second Floor Plan
Drawing No: 21/185/04 - Proposed Elevations

2. 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/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_October_2018.pdf

3. 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.

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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.