

**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: Derbyshire Building Design
3 Cairn Drive
New Whittington
S43 2EX

Application No: 210141
Application type: Householder

Applicant: Mr Walker

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

Proposal: Demolition of existing carport and erection of detached garage

At: 35 Tidmarsh Street Reading RG30 1HX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 22 June 2021



Head of Planning, Development & Regulatory Services *FW*

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REASONS FOR REFUSAL

1. Due to its scale, height, massing and location forward of the building line of 1 Stone Street, the garage structure proposed would be a dominant and alien addition in the streetscene. The garage would therefore be harmful to the character and amenities of the area, by failing to respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale and location, contrary to Policy (House Extensions and Ancillary Accommodation) and Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019).

2. Due to its substandard internal depth and siting within the site, the proposed garage would fail to provide an off-road parking space to suitable standards, resulting in a net loss of one parking space. The proposal would therefore put additional pressure on on-street parking in the area, to the detriment of pedestrian and highway safety and contrary to Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) and the Council's adopted Supplementary Planning Document, "Parking Standards and Design" (2011).

INFORMATIVES

1. This application has been considered on the basis of the following plans, which were received by the Local Planning Authority on the dates indicated:

1:1250 Location plan, received 27/1/21

1:500 Block Plan, received 27/1/21

Hand-drawn plans and elevations, received 24/5/21 [scale says 1:100, appears to be 1:50]

2. The Local Planning Authority has worked positively and proactively with the applicant in an attempt to avoid this refusal of permission. The application was not submitted with the benefit of pre-application advice. The applicant was advised of the issues with the application and invited to withdraw. Unfortunately, this offer was not

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accepted and this refusal of permission is supplied. Any further proposals are advised to be submitted via the Council's planning pre-application advice service.

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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.