

**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: Pioneer Designs Ltd
17 Kingswood Court
Reading
RG30 2AU

Application No: 201463
Application type: Householder

Applicant: Mr Farhad Saber

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

Proposal: Demolition of existing garage and erection of a 2-storey side extension

At: 16 Hogarth Avenue Reading RG30 4QW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

SFB

Date: 6 January 2021



Head of Planning, Development
& Regulatory Services

Application At: 16 Hogarth Avenue Reading RG30 4QW

Application No: 201463

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REASONS FOR REFUSAL

1. The proposed two storey development incorporates an unacceptable roof design that fails integrate with and is not subservient to the original dwelling. The side extension would be particularly visible from the street creating a terracing effect that is out of keeping with the character of the cul-de-sac and detracts from its surroundings. Additionally proposed windows on the front elevation are not in proportion to those in the host dwelling and the design does not retain the symmetry of the original pair of semi detached houses. The proposed development is considered to be harmful to the character and appearance of the original dwelling and character of the wider area.

It is also considered to have a significantly detrimental impact in terms of overlooking from the proposed first floor side elevation window to the neighbouring property at 14 Hogarth Avenue. The proposed development is therefore contrary to the Reading Local Plan 2019 policies CC7, CC8 and H9 and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

2. Insufficient evidence had been provided to determine the likely impacts of the proposals on trees on site and on neighbouring land in order to for the trees to be protected from damage; and to make provision for tree retention and planting within the application site and enhance the character and appearance of the area. The proposal is contrary to policy EN14 Trees, Hedges and Woodlands of the Reading Local Plan 2019.

INFORMATIVES

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

200801-1 Location plan

200801-3 Proposed site plan

200801-6 Proposed elevations

200801-5 Proposed ground floor plan

As received 19 October 2020

200801-2A Proposed Block plan

As received 20 October 2020

Reason: For the avoidance of doubt and in the interests of proper planning.

SFB

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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.

SFB

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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.