

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 201272
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 (AS AMENDED)**

Applicant: Mr & Mrs Patole

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 5.00m in depth, with a maximum height of 3.25m, and 3.00m 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: 43 Buckland Road, Reading, RG2 7SB

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 November 2020



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 43 Buckland Road, Reading, RG2 7SB

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REASONS FOR REFUSAL

1. The proposed extension, by reason of its depth and height on the boundary with 41 Buckland Road, would result in a visually dominant and overbearing effect on this neighbouring property and has failed to demonstrate that it would not cause a detrimental impact in terms of access to sunlight and daylight to habitable rooms, harmful to the amenity of occupiers and contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2013 and A Design Guide to House Extensions SPG (2003).

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority on 9th September 2020:
 - Block & Site Plan - BR:01
 - Location Plan - BR:02
 - Existing Floor Plans - BR:03Received on 09/09/2020
 - Existing & Proposed Elevations - BR:05 Rev AReceived on 10/09/2020
2. For the avoidance of doubt, it is clarified that the agent agreed a formal extension of time for the determination of the application until 13/11/2020, based on email correspondence on 26/10/2020.

Date: 13 November 2020



Head of Planning, Development
& Regulatory Services *JFM*

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/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.