

**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: Greg Farrell Building and Design
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Application No: 200595
Application type: Householder

Applicant: A Clink

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

Proposal: Single storey side extension to form wet room and bedroom

At: 71 Briants Avenue Caversham Reading RG4 5AS

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26 June 2020



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 71 Briants Avenue Caversham Reading RG4 5AS

Application No: 200595

Application type: Householder

REASONS FOR REFUSAL

1. The proposed single storey side extension, by reason of its width and resultant scale and massing, fails to respect, maintain and enhance the character and appearance of the host dwelling and wider streetscene, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019).

INFORMATIVES

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

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

- Re: 71 Briants Avenue, Caversham, Reading. - Letter dated 23rd April 2020

Received on 28/04/2020

- Floor Risk Assessment at 71 Briants Avenue, Caversham, Reading, RG4 5AS

Received on 19/06/2020

- Existing & Proposed Plans & Elevations - 01-C

Received on 22/06/2020

3. 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:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

4. The land adjacent to 71 Briants Avenue, upon which the proposed side extension is to be constructed, does not appear to have historically been in residential use. This is based on historical maps and images in recent years. It appears a fence was erected around the plot between June 2017 and October 2018. Hence, it is not clear whether

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the proposal is lawfully within the curtilage of the dwellinghouse (and thus whether full planning permission was actually required, rather than a householder application submitted; irrespective of the certificate assigned on the application form). As a result, this matter is presently unclear and a change of use application may have been required in order to use the land for C3 residential use.

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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.