

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Space Office Limited
104 Westfield Road
Caversham
Reading
RG4 8HJ

Application No: 200029
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**

Applicant: Mr Peter Mills

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 5.50m in depth, with a maximum height of 4m, and 3m 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: 20 Burnham Rise Emmer Green Reading RG4 8XJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 February 2020



SDV

Head of Planning, Development
& Regulatory Services

Application At: 20 Burnham Rise Emmer Green Reading RG4 8XJ

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REASONS FOR REFUSAL

1. The application, due to the limited design information submitted in respect of the depth and height of the proposal, together with the sloping nature of the site, fails to demonstrate that the proposed extension would not result in a visually dominant and overbearing effect on the neighbouring property at 19 Burnham Rise, harmful to the amenity of occupiers and contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 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 15th January 2020:
Drawing No: PL/A431/04 – Location and Site Plan Drawing No: P-2001-01 A – Location Plan and Block Plan

Date: 13 February 2020



SDV

Head of Planning, Development
& Regulatory Services

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.