

**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: Space Create
57a Colemans Moor Lane
Woodley
RG5 4BT

Application No: 200954
Application type: Householder

Applicant: Mr A Lyttle

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

Proposal: 2 Storey side extension and 1st floor rear extension.

At: 22 Fernbrook Road Caversham Reading RG4 7HG

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 August 2020



SDV

Head of Planning, Development
& Regulatory Services

Application At: 22 Fernbrook Road Caversham Reading RG4 7HG

Application No: 200954

Application type: Householder

REASONS FOR REFUSAL

1. The extension would be overly dominant in relation to the original building, constituting an overdevelopment of the site. The extension would add excessive bulk to the side with a jarring roof form, lacking subservience to the original building, to the detriment of the character and appearance of the area. The proposal is therefore of poor design, contrary to Policy CC7 of the Reading Borough Local Plan (2019).
2. By virtue of the size, location, and proximity to the boundary of no.24 Fernbrook Road, the proposed two-storey side extension would have a significant detrimental impact on the outlook from the first floor side facing windows, resulting in a nearly complete loss of outlook from the first floor bedroom. The proximity and size would also result in a significantly overbearing structure as viewed from ground and first floor rooms. The significant impact on the living environment of the adjoining property (no.24 Fernbrook Road) is contrary to policy CC8 of the Reading Borough Local Plan (2019).
3. The applicant has failed to demonstrate, by way of a bat survey, that the proposed development would not have a detrimental impact on roosting habitat for bats within the roof of the existing building, therefore the development would be contrary to policy EN12 of the Reading Borough Local Plan (2019) and paragraph 179 (a) of the NPPF (2019).

INFORMATIVES

1. This decision relates only to the following plans:

- Drawing: Existing Elevations
- Drawing: Existing plans (floor plans)
- Drawing: Proposed elevations
- Drawing: OS plan B&W (existing)
- Drawing: OS plan B&W (proposed)
As received 7 July 2020
- Drawing: Roof plan (existing and proposed)
As received 17 July 2020

Date: 25 August 2020



SDV

Head of Planning, Development
& Regulatory Services



Reading
Borough Council

Working better with you

2. Notwithstanding reason for refusal 3, a suitable bat survey (and if necessary an emergence survey) could overcome this reason for refusal subject to review by the Council's ecologist consultant.
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 timescale and therefore the decision to refuse planning permission has been taken.

Date: 25 August 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 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.