

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Mr Peter Schroeder
33 Argyle Road
Reading
Berkshire
RG1 7YL

Application No: 190135
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 Schroeder

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 4.7m in depth, with a maximum height of 3.6m, and 3.6m 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: 33 Argyle Road Reading RG1 7YL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 12 March 2019



Head of Planning, Development
& Regulatory Services *JFM*

Application At: 33 Argyle Road Reading RG1 7YL

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REASONS FOR REFUSAL

1. The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development would not meet the criteria of Paragraph A.1 (j) (iii) - '(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would- (iii) have a width greater than half the width of the original dwellinghouse;'

Prior Approval cannot be granted in this instance and is refused because the extension will extend past a wall forming the side elevation of the original dwellinghouse, and will have a width that is greater than half the width of the original property.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the Local Planning Authority on 30th January:

Drawing Title: 33 Argyle Road Kitchen extension

2. The Local Planning Authority has worked positively and proactively with the applicant to advise the applicant of the shortcomings of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made. However, the applicant did not wish to withdraw the application and therefore the decision to refuse the application has been taken.

Date: 12 March 2019



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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>