

**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: Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Application No: 191206
Application type: Householder

Applicant: Mr Abid Rashid

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

Proposal: Proposed ground floor and first floor extension, floor plan redesign, installation of solar panels and all associated works

At: 11 Holmes Road Reading RG6 7BH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: 11 Holmes Road Reading RG6 7BH

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REASONS FOR REFUSAL

1. The proposed development represents a poor quality design and unsympathetic addition to the main property due to the expansive flat roof and extension of the high level flank wall on the eastern elevation. The proposal is therefore considered to be harmful to the residential character of the area and contrary to Policy H9 (House Extensions and Ancillary Accommodation) and CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019) and the Council's adopted Supplementary Planning Guidance - A Design Guide to House Extensions.

2. Due to the additional depth and height of the eastern side boundary wall, the proposal is considered to have detrimental impact to the ground floor living environment of 9 Holmes Road by way of being overbearing and resulting in reduced outlook and access to sunlight to this property. As a result, the proposed development would have a detrimental effect on neighbouring amenity which is contrary to Policy CC8 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. The plans/ documents considered in this planning application are as follows:

Location Plan

1379-401 - Existing and Proposed Block Plan

1379-101 - Existing Ground and First Floor Plan

1379-202 - Existing Rear Elevation

1379-201 - Existing Right and Left Side Elevations 1379-301 - Existing Section A-A

1379-102 - Existing Roof Plan

1379-203 - Proposed Right and Left Side Elevations 1379-204 - Proposed Rear Elevation

1379-103 - Proposed Ground and First Floor Plan

1379-104 - Proposed Roof Plan

Received 23rd July 2019

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

2. The Local Planning Authority has worked with the applicant in a positive and proactive manner. The agent was made aware of the issues relating to this proposal but decided to proceed with the refusal of this application.

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:

https://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_October_2018.pdf

4. For the avoidance of doubt, the refused plans above are not considered to be accurate in that the proposed solar panels and rooflights which would presumably stand up/project from the roof surface, are not shown on the proposed elevations.

Date: 24 January 2020



Head of Planning, Development & Regulatory Services *RE*

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.