

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER
1995)**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr B Hayes
C/O Mr Clayton
MC Designs
21 Voller Drive
Tilehurst
Reading
RG31 4SE

Application No: 08/00373/FUL

Applicant: Mr B Hayes

READING BOROUGH COUNCIL as local planning authority REFUSE FULL planning permission for the following development.

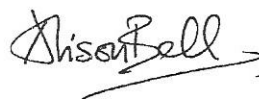
Proposal: Retrospective application for side dormers in roof of new dwelling to the rear of 1 Wokingham Road

At: 1 Wokingham Road Reading Berkshire RG6 1LE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 1st October 2008



Head of Planning & Building Control

Application At: 1 Wokingham Road Reading Berkshire RG6 1LE

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REASONS FOR REFUSAL

1. The side dormers have a bulky, ungainly appearance, contrasting with the modest size and scale of the host building. They are considered to harm the character and appearance of the host building and the setting of Reading Cemetery, which is Grade II Listed on the Register of Historic Parks and Gardens.

RBLP CUD10 (Historic Parks and Gardens)

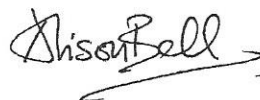
RBLP CUD14 (Standards of Design in Development)

RBLDF Core Strategy CS33 (Protection and Enhancement of the Historic Environment).

INFORMATIVES

1. Notwithstanding the reason for refusal above, the Council is aware that the proposal fails to provide wholly accurate plans or elevations and inaccuracies/discrepancies have been discovered on some of the drawings, meaning that these plans would not be suitable for consideration for the issuing of planning permission for the development as constructed. Correct plans would be required as part of any resubmission, to scales of 1:50 and 1:100 as relevant.

Date: 1st October 2008



Head of Planning & Building Control