



Reading
Borough Council
Working better with you

**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: M D Howlett Associates Ltd
76 Kidmore Road
Caversham
Reading
RG47NA

Application No: 191325
Application type: Householder

Applicant: Ms Milena Kotwa and Mr Pierluigi Stanzione

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

Proposal: Two-storey side extension and single-storey rear extension

At: 28 Clonmel Close Caversham Reading RG4 5BF

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 October 2019

Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 28 Clonmel Close Caversham Reading RG4 5BF

Application No: 191325

Application type: Householder

REASONS FOR REFUSAL

1. The first floor side extension over the existing garage would cause a significant detrimental impact to the living environment of neighbouring properties, in particular 24 Clonmel Close, in terms of visual dominance and overbearing effects which is contrary to Policy DM4 of the Reading Borough Local Development Framework Sites and Detailed Policies Document 2012 (altered 2015) and Policy CC8 of the Reading Borough Submission Draft Local Plan March 2018 & Main Modifications June 2019.

INFORMATIVES

1. The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

- 1246 / 1 - Plans as Existing
- 1246 / 3 / a - Block Plan
- 1246 / 12 - Proposals
- Location Plan
- Flood map for planning, Reference: 1246
- Flood Risk Assessment in respect of constructing a residential extension at 28 Clonmel Close, Caversham, Reading, Berkshire RG4 5BF As received: 09/08/2019

2. The local planning authority has worked positively and proactively to notify the applicant that if not withdrawn or amended, the application would be refused. The applicant did not wish to withdraw the 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:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

Date: 23 October 2019



Head of Planning, Development
& Regulatory Services *J.P.M.*

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.