

TOWN AND COUNTRY PLANNING ACT 1990

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

To: Richard Fenn Designs Limited
11 Harrier Close
Woodley
Reading
RG5 4PE

Application No: 190861
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 Christopher Jewell

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 6m in depth, with a maximum height of 3.6m, and 2.4m 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: 79 Norcot Road Tilehurst Reading RG30 6BP

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 9 July 2019



Head of Planning, Development
& Regulatory Services *JFM*

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REASONS FOR REFUSAL

1. The proposed rear extension, owing to its depth, height and proximity to the boundaries of neighbouring properties, would have a significant detrimental impact to the neighbouring residential amenity as a result of an overbearing and visually dominant appearance and loss of light, contrary to Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015). Prior Approval is therefore refused under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

INFORMATIVES

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

DN.50 - Prior Approval Drawing
As received: 28/05/2019

2. It is noted that whilst the proposal complies with the conditions, limitations and restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g), in accordance with section A.4 (7) of the Town and Country Planning (General Permitted Development) (England) Order 2015, where the owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the Local Planning Authority is required as to the impact of the proposed development on the amenity of any adjoining premises. This assessment has therefore been undertaken as part of this proposal and been refused on the basis of the reason stated above.

3. The Local Planning Authority has worked positively and proactively with the applicant to advise of the assessment prior to issuing the decision and providing an opportunity to withdraw the application prior to the formal decision being issued.

Date: 9 July 2019



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& 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/>