



**Reading**  
Borough Council  
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**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:** LAPD Ltd  
The Studio, Building F5 North  
Culham Science Centre  
Abingdon  
Oxford  
OX14 3EB

Application No: 190464  
Application type: Full Planning Approval

**Applicant:** Mr J Jude

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

**Proposal:** Conversion of derelict garage and extension to create a one-bed dwelling on unused land currently intended as a remote amenity space

**At:** 4 Dovecote Road Reading RG2 8UJ

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 31 July 2019

Head of Planning, Development  
& Regulatory Services

AA

**Application At:** 4 Dovecote Road Reading RG2 8UJ

**Application No:** 190464

**Application type:** Full Planning Approval

### **REASONS FOR REFUSAL**

1. The proposed dwelling is considered to be an overdevelopment of the site as a result of the building to plot size ratio, which would not respect the character of the surrounding area, and would therefore result in a detrimental development which would not comply with Policies DM10, DM11 and CS7.
2. The proposed dwelling as a single storey house would appear as an anomaly within the street scene as a result of being viewed alongside existing two storey dwellings as well as the conjoined single storey garage (which has a lower ridge height than the proposal). As such it would not respect the character of the surrounding area, and the street scene and would therefore not comply with Policies DM10, DM11 and CS7.
3. The proposed dwelling is considered to have an overbearing impact upon the amenity of neighbouring properties as a result of its location being in close proximity to the windows of No.5 Dovecote Road. Further to this, the proposal would result in the total loss of private amenity space currently service No.4 Dovecote Road. By virtue of these concerns, it is considered that the proposal would result in detrimental harm to the occupants of existing dwellings, and would therefore be contrary to Policies DM11, DM10 and DM4.
4. The proposed dwelling would not have any amenity space, which therefore would result in detrimental harm to the occupants of the proposed dwelling, and would therefore be contrary to Policies DM11, DM10 and DM4.
5. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough, contrary to policy CS9: Infrastructure, Services, Resources and Amenities of the Reading Borough LDF Core Strategy 2008 (Altered 2015), policies DM3: Infrastructure Planning and DM6: Affordable Housing of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015), and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

Date: 31 July 2019



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**INFORMATIVES**

1. The development hereby refused was assessed using the submitted drawings:

Received 18th June 2019:

Location Plan - R206.01B

Block Plan & Floor Plans (Existing & Proposed) - C206.11B

Elevations (Existing & Proposed) - C206.12B

2. The local planning authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Date: 31 July 2019

Head of Planning, Development  
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## 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](mailto: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.