

**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: Richard Fenn Designs Limited
11 Harrier Close
Woodley
Reading
RG54PE

Application No: 190357
Application type: Householder

Applicant: Mrs Aishah Akhtar

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

Proposal: Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

At: 10 Pegs Green Close Reading RG30 2NH

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 31 July 2019



Head of Planning, Development
& Regulatory Services

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REASONS FOR REFUSAL

1. The proposed extension by virtue of taking up the width of the plot at the front and by extending at two storeys at that width to the rear, coupled with the single storey rear extension, would result in a development that would appear an overdevelopment of the plot and not sympathetic to the appearance of the host dwelling. The proposal would result in an overly dominant addition which, when seen in combination with the proposed hardstanding across the frontage, would have a detrimental impact upon the character of the close given that the property sits at a prominent location at the head of this small cul-de-sac. As such the proposed scheme would not comply with Policy DM9 of the Sites and Detailed Policies Document (2012)(altered 2015), as well as Policy CS7 of the Core Strategy (2008)(altered 2015) and adopted "A Design Guide to House Extensions" SPG (2003).

2. The proposed rear extensions, by virtue of their length and height, would have an overbearing impact upon neighbouring properties, and would result in detrimental overshadowing. As such the proposal fails to comply with Policy DM4 of the Sites and Detailed Policies Document (2012)(altered 2015) and adopted "A Design Guide to House Extensions" SPG (2003).

INFORMATIVES

1. This decision refers to the proposal as shown on the following amended drawings:
Proposed Ground Floor Layout - Drawing no: MZ14 Rev A, received 23rd May 2019
Site/ Block Plan - Drawing no: MZ10 Rev C, received 23rd May 2019
Proposed First Floor Layout - Drawing no: MZ15 Rev A
Proposed Elevations - Drawing no: MZ17 Rev C, received 25th May 2019

Date: 31 July 2019



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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) 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.