

**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: AFGUK Architects
299 Champs Sur Marne
Bradley Stoke
BS32 9BZ

Application No: 191413
Application type: Full Planning Approval

Applicant: Mr Waziri

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

Proposal: Retention of canopy, extraction flue, cold room and storage units to rear (retrospective).

At: 387 Oxford Road, Reading, RG30 1HA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 24 October 2019



SDV

Head of Planning, Development
& Regulatory Services

Application At: 387 Oxford Road Reading

Application No: 191413

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The kitchen extract flue, free-standing cold store and storage cabins, and corrugated canopy roof, appear as visually stark, visually obtrusive additions to the property which result in harm to the character of the area and the visual amenity of the street. The development is therefore contrary to Policy CS7 of the Core Strategy 2008 (altered 2015) and emerging policy CC7 of the Reading Borough Local Plan Submission Draft 2018.

2. The kitchen extract flue and cold store condenser plant, as constructed, result in noise and disturbance to occupiers of the neighbouring adjoining dwellings, harmful to their residential amenities. The development is therefore contrary to Policy CS34 of the Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and emerging policies CC8, EN16 and EN17 of the Reading Borough Local Plan Submission Draft 2018.

3. The frequency of staff trips between the main building and free-standing cold store and storage cabins within the rear yard, and the noise from rainfall reverberating on the corrugated canopy roof, results in excessive and unnecessary noise and disturbance to occupiers of the neighbouring adjoining dwellings, harmful to their residential amenities. The development is therefore contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and emerging policies CC8 and EN16 of the Reading Borough Local Plan Submission Draft 2018.

4. Cooking odours from the kitchen extract flue, as constructed, result in odour nuisance to occupiers of the neighbouring adjoining dwellings, harmful to their residential amenities. The development is therefore contrary to Policy CS34 of the Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and emerging policy CC8 and of the Reading Borough Local Plan Submission Draft 2018.

INFORMATIVES

1. The refusal relates to the following plans and drawings as received by the local planning authority on 29/08/19:

Drawing No: 1721-03 - Proposed Ground Floor Plan and Elevations, dated August 2019

Date: 24 October 2019



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2. 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

3. The local planning authority has worked positively and proactively with the applicant to determine the application within the prescribed target timescale.

Date: 24 October 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.