

**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: Countryside Designs
Three Oaks
School Road
Hurst
Wokingham
RG10 0DR

Application No: 191241
Application type: Householder

Applicant: Mr And Mrs Crouse

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

Proposal: Proposed detached car port

At: 37 Shepherds Lane Caversham Reading RG4 7JJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 23 October 2019



Head of Planning, Development
& Regulatory Services

Application At: 37 Shepherds Lane Caversham Reading RG4 7JJ

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REASONS FOR REFUSAL

1. In the opinion of the Local Planning Authority it would not be appropriate to locate the car port in the proposed position, having regard to its size and appearance so far forward of the general building line and its visual dominance and harmful effect on the outlook for residents at no.35 Shepherds Lane and from the street generally. It would be an undesirable intrusion into the general street scene and would detract from the character and appearance of the street, where there are no other similar structures in the front gardens.

Approval of the structure could create a precedent for other unsuitable structures which the Local Planning Authority would then find difficult to resist as it would undermine the objectives of Policies CS7 (Design and the Public Realm), DM4 (Safeguarding Amenity) and DM9 (House Extensions and Ancillary Accommodation) of the current Local Development Framework, which soon will be superseded by Policies CC7:Design and the Public Realm, CC8:Safeguarding Amenity and H9:House Extensions and Ancillary Accommodation in the Reading Borough Local Plan, which is due to be adopted in November 2019.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to explain the concerns and the applicant has requested that the application is determined. It has not been possible to make the decision within the prescribed target but it has been agreed that this can be extended for the decision to refuse planning permission to be issued.
2. The decision to refuse planning permission has been reached based on the following submitted drawings:
 - 248-01 Proposed Plan and Elevations
 - 248-02 Proposed Block plan
 - Location plan

Date: 23 October 2019



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& Regulatory Services

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.