

**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: PJSA Ltd
C/O Agent
Lock Path
Dorney
SL4 6QQ

Application No: 190769
Application type: Full Planning Approval

Applicant: PJSA Ltd

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

Proposal: Retrospective application for construction of a rear dormer window.

At: 14 Zinzan Street Reading RG1 7UQ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 4 July 2019



Head of Planning, Development
& Regulatory Services

AA

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REASONS FOR REFUSAL

1. The rear dormer roof extension by way of its scale, spanning the full width of the property and its flat roof form, results in a visually dominant addition to the dwelling which fails to respect or integrate sympathetically with its character. The poor integration and dominance of the roof extension is exacerbated by the failure of the dormer to retain the eaves line of the main roof. The dormer is visible from the rear of properties along Waylen Street and does not achieve a suitable standard of design or contribute positively to the visual qualities of the surrounding area and fails to preserve or enhance the character of this part of the conservation area. The development is therefore contrary to Policies CS7 and CS33 of the Core Strategy (2008, 2015), Policy DM9 of the Sites and Detailed Policies Document (2012, 2015) and the Design Guide to House Extensions Supplementary Planning Document (2003).

INFORMATIVES

1. The Local Planning Authority, when reaching its decision, has taken into account the following drawings and documents:

PJSA-01-001 - Location Plan

PJSA-02-001 - Site Plan

PJSA-04-002 - Original Rear Elevation

PJSA-04-004 - Original Cross Section

PJSA-04-001 - Existing Rear Elevation

PJSA-04-003 - Existing Cross Section

Design & Access Statement (Dated May 2019, Prepared by PJSA).

Received 13th May 2019.

2. The local planning authority has worked positively and proactively with the applicant within the prescribed target timescale and therefore the decision to refuse planning permission has been taken. The agent was advised via email on 14/06/19 that if not withdrawn, the application would be refused due to the proposal being retrospective and therefore the proposal cannot be amended. The case officer and agent then exchanged a series of emails which provided greater detail on the reasons for refusal and aimed to answer a series of questions the agent had. Following this the agent requested an extension of time to discuss the application further with the

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applicant. However, the agent failed to notify the case officer of the result of these discussions and this has therefore resulted in a refusal of this application, in line with an email dated 21/06/19 explaining from the outset that this would be the case.

3. 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

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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.

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/>

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.