

**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: Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Application No: 181759
Application type: Full Planning Approval

Applicant: Mr Harish Raichura

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

Proposal: Front dormer window and rear gable extension to create a 1 bedroom apartment

At: 930 Oxford Road Tilehurst Reading RG30 6TJ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3 February 2019



Head of Planning, Development
& Regulatory Services

AA

Application At: 930 Oxford Road Tilehurst Reading RG30 6TJ

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REASONS FOR REFUSAL

1. The proposed rear gable extension and the proposed front dormer results in an inappropriate and unsympathetic development that detracts from the character and appearance of the existing terrace, the street scene and the surrounding area and is therefore contrary to Policy CS7 of the Core Strategy and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.
2. The proposed rear gable extension by reason of its rear projection, height, depth and proximity to the neighbouring dormer window is considered to cause a harmful impact to the living environment of the neighbouring property in terms of visual dominance and overbearing effects. As such the proposal is contrary to Policy DM4: Safeguarding Amenity of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.
3. In the absence of a completed legal agreement to secure an acceptable contribution towards provision of Affordable Housing elsewhere in the Borough, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable, inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Sites and Detailed Policies Document 2012 and Affordable Housing Supplementary Planning Document 2013.

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority, received on 8th October 2018:
Drawing No: OXRAI:200 - Site Location Plan
Drawing No: OXRAI:201 - Site Block Plan
Drawing No: OXRAI:202 - Existing Floor Plans and Elevations
Drawing No: OXRAI:203 - Proposed Floor Plans and Elevations

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2. The local planning authority has worked positively and proactively with the applicant but it is not considered possible to overcome the concerns raised and therefore the decision to refuse planning permission has been taken.

Date: 3 February 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.

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.