

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Arcadia Design
14 Verbena Close
Winnersh
RG41 5ST

Application No: 182239
Application type: HPA

**NOTIFICATION OF PROPOSED DEVELOPMENT UNDER CLASS A, PART 1,
SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Mr & Mrs Kris Navaratnam

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extension measuring 5.5m in depth, with a maximum height of 2.95m and 2.65m in height to eaves level. Notification of the construction of an extension under Class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

At: 295 Northumberland Avenue Reading RG2 7QE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 28 January 2019



Head of Planning, Development
& Regulatory Services

Application At: 295 Northumberland Avenue Reading RG2 7QE

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REASONS FOR REFUSAL

1. The proposed extension by reason of its excessive depth on the boundary with 1 Blagdon Road would lead to a loss of light to a side facing window and would have a visually dominant and overbearing effect on this neighbouring property, harmful to the amenity of occupiers and contrary to Policies DM4 and DM9 of the Sites and Detailed Policies Document 2012 (altered 2015) and A Design Guide to House Extensions SPG (2003).

INFORMATIVES

1. Consideration was given to the following information received by the Local Planning Authority on 19th December 2018:

Drawing No: PL/A431/04 - Location and Site Plan

Drawing No: PL/A431/03 - Proposed Elevations

Drawing No: PL/A431/02 - Existing Elevations

Drawing No: PL/A431/01 - Existing and Proposed Ground Floor Plan

2. The local planning authority has worked positively and proactively with the applicant, within the prescribed timescale for HPA.s, however the decision is to refuse planning permission for the reasons given above.

Date: 28 January 2019



Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks 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/>