



Reading
Borough Council
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**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: 181491
Application type: Full Planning Approval

Applicant: Makathi Assets

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

Proposal: Conversion from single dwelling to two self-contained apartments, comprising a 1 bedroom apartment at basement level and a 3 bedroom apartment to the upper floors, including a rear dormer roof extension

At: 6 Mason Street Reading RG1 7PD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 December 2018

Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 6 Mason Street Reading RG1 7PD

Application No: 181491

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The original dwellinghouse did not have more than four or more bedrooms or measure more than 120 square metres gross floor area. The dwelling is therefore considered to be an unsuitable size for conversion to flats. The proposal would be an over-intensive use of the property and would result in loss of a family unit of accommodation which would be harmful to the mixed and sustainable character of the surrounding area. The proposal is contrary to Policy DM8 of the Sites and Detailed Policies Document (2012, 2015), Policy CS18 of the Core Strategy (2008, 2015) and the Residential Conversions Supplementary Planning Document (2013).
2. The proposal would fail to provide adequate direct access to functional private amenity space for the 3 bedroom unit located to the upper ground, first and second floors of the property. This would fail to provide a suitable standard of residential amenity for future occupiers of the development contrary to Policy DM10 of the Sites and Detailed Policies Document (2012, 2015), Policy CS18 of the Core Strategy (2008, 2015) and the Residential Conversions Supplementary Planning Document (2013).
3. The proposed flat roof rear dormer roof extension is considered excessive in scale and would dominate the rear roof space of the dwelling and fail to respect its character and that of surrounding dwellings in terms of its scale and design. The proposal would be visible from the rear of surrounding dwellings on Cambridge Street and George Street and would be out of keeping with and fail to maintain or enhance the character of the surrounding area. The proposal is considered contrary to Policies CS7 and CS18 of the Core Strategy (2008, 2015), Policies DM8 and DM9 of the Sites and Detailed Policies Document (2012, 2015) and the Residential Conversions Supplementary Planning Document (2013).

INFORMATIVES

1. The decision relates to the following plans and drawings:

Drawing ref.

MS:001 Rev - Block Plan

MS:002 Rev - Site Location Plan

MS:003 Rev - Floor Plans Existing

MS:004 Rev - Floor Plans Proposed



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MS:006 Rev - Existing Elevations

MS:006 Rev - Proposed Elevations

Received by the Local Planning Authority on 22nd August 2018

2. The local planning authority has worked with the applicant in a positive and proactive way by clearly setting out concerns relating to the proposal and providing an opportunity for the applicant to withdraw the application. However, the applicant chose not to withdraw the application, hence the issuing of this refusal notice.

A handwritten signature in black ink, appearing to read 'G. C. Anderson'.

Date: 20 December 2018

Head of Planning, Development
& Regulatory Services *J.P.M.*

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.