

**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: Space Office Limited  
104 Westfield Road  
Caversham  
Reading  
RG4 8HJ

Application No: 190007  
Application type: Householder

**Applicant:** Mr & Mrs Day

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

**Proposal:** Two storey side extension. Resubmission of 180396

**At:** 3 Cawsam Gardens Caversham Reading RG4 5JE

For the attached reasons

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

SFB

Date: 27 February 2019



Head of Planning, Development  
& Regulatory Services

**Application At:** 3 Cawsam Gardens Caversham Reading RG4 5JE

**Application No:** 190007

**Application type:** Householder

### **REASONS FOR REFUSAL**

1. The proposal is considered to be an overdevelopment of the site in terms of its size when assessed in relation to neighbouring properties and the prevailing street scene. The design of the proposal due to its overall size and the proposed car port, which is not a feature of any property within Cawsam Gardens, is considered to not integrate well with the wider street. As such, the proposed development would be harmful to the character of the area which is contrary to Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015), Policy CS7 of the Core Strategy 2008 (altered 2015) and the National Planning Policy Framework 2012.
2. The proposal is considered to cause a significant detrimental impact to the living environment of the neighbouring property at 2 Cawsam Gardens in terms of visual dominance and overbearing effects and the impact of the proposal in respect of the potential loss of light. As such, the proposed development would be harmful to neighbouring properties, specifically to 2 Cawsam Gardens, which is contrary to Policies DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

### **INFORMATIVES**

1. The local planning authority has worked positively and proactively with the applicant to inform them of the issues this application presented at an early stage within the prescribed timeframe for a decision to be issued. The applicant was informed that the application would be refused if not withdrawn, however the applicant did not wish to withdraw the application.
2. The local planning authority, when coming to its decision to refuse planning permission, took into consideration the following drawings and documents:  
Drawing no:  
P1802-01 A - Location Plan & Block Plan  
P1801-02 - Existing Plans And Elevations

SFB

Date: 27 February 2019



Head of Planning, Development  
& Regulatory Services



**Reading**  
Borough Council  

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Working better with you

P1801-03 B - Proposed Plans And Elevations  
Supporting letter (dated 27th November 2018)  
Received: 2nd January 2019.

SFB

Date: 27 February 2019

A handwritten signature in dark ink, appearing to be 'P. Ali', written over a light grey circular stamp.

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 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.