

**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: Ridge and Partners
Beaumont House
59 High Street
Theale
Reading
RG7 5AL

Application No: 181495
Application type: Householder

Applicant: Mr Francis Narty

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

Proposal: Proposed two storey side extension and single storey rear extension

At: 2 Wrenfield Drive Caversham Reading RG4 7QE

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 November 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: 2 Wrenfield Drive Caversham Reading RG4 7QE

Application No: 181495

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REASONS FOR REFUSAL

1. The scale, width, bulk, massing and detailed design of the proposed two storey side extension would appear overly dominant, out of proportion with and fail to integrate satisfactorily with the character of the host dwelling. Due to the prominent corner site location, raised levels of the site and projection forward of the Wrenfield Drive building line, the two storey extension would result in a visually dominant addition which would be out of keeping with and fail to maintain the character of the surrounding area. Furthermore, the scale and width of the proposed single storey extension would be out of proportion with the character of the host dwelling and would fail to maintain or enhance its character. The proposal is considered contrary to Policy CS7 (Design and the Public Realm) of the Reading Borough LDF: Core Strategy (2008, altered 2015) Policy DM9 (House Extensions and Ancillary Accommodation) of the Reading Borough LDF: Sites and Detailed Policies Document (2012, altered 2015) and the Council's SPG, A Design Guide to House Extensions, 2003.

INFORMATIVES

1. This decision relates to the following plans:

Drawings ref:

- Existing Building Plan & Elevations plus Location & Block Plans
- Plans & Elevations
- Existing Site Plan
- Site Plan & Section AA

Received by the Local Planning Authority on 23rd August 2018

2. The Local Planning Authority has worked positively and proactively with the applicant by explaining the reason for refusal and allowing the opportunity for the application to be withdrawn. The application has not been withdrawn and as such this decision notice has been issued.



Date: 13 November 2018

Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council

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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

Date: 13 November 2018

Head of Planning, Development & Regulatory Services *RE*

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 www.planningportal.gov.uk/pcs.

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.