

**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: M D Howlett Associates Ltd
76 Kidmore Road
Caversham
Reading
RG47NA

Application No: 181533
Application type: Full Planning Approval

Applicant: Mr Wazir Hussain

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

Proposal: Conversion of existing commercial basement to a 1-bed flat (Class C3)

At: 62 Manchester Road Reading Berkshire RG1 3QN

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 29 November 2018



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

Application At: 62 Manchester Road Reading Berkshire RG1 3QN

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REASONS FOR REFUSAL

1. The proposed basement flat would suffer from poor natural light levels with little or no direct sunlight penetration and poor ambient daylighting. Furthermore, it does not enjoy a satisfactory level of outlook, with the bedrooms and living areas looking straight out onto limited sized and enclosed lightwell/yard areas. In addition, inadequate outdoor amenity space would be provided. For these reasons the proposed will have a significant detrimental impact on the living environment of any new occupants by failing to provide a suitable level of amenity conducive to a Class C3 dwelling, contrary to Policies DM4 (Safeguarding Amenity) and DM10 (Private and Communal Outdoor Space) of the Reading Borough LDF: Sites and Policies Document (2012, as altered 2015).

INFORMATIVES

1. The refusal relates only to the following plans and drawings as received by the local planning authority:

Location plan

1065/6/a Block plan

1065/8 Proposed Basement flat

Received on 3rd September 2018

2. The Local Planning Authority has worked positively and proactively with the applicant to issue the decision within the agreed extended timescale.

3. You are advised that there are inaccuracies on plans on the plans submitted - The proposed plans 1065/8 contain inaccuracies and does not accurately illustrate the windows in the corners of the dining/living area on the floor plans or in the bedroom area as shown in View C (as per the officer site visit). It is advised that in any future separate submission fully accurate plans will be required.

Date: 29 November 2018



Head of Planning, Development
& Regulatory Services *J.B.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.