

**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: Mr JR Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX

Application No: 181735
Application type: Householder

Applicant: Mr Mohammed Sarwar

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

Proposal: Part two & part single storey side and rear extensions

At: 235 Basingstoke Road Reading RG2 0HY

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26 November 2018



Head of Planning, Development
& Regulatory Services

Application At: 235 Basingstoke Road Reading RG2 0HY

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Application type: Householder

REASONS FOR REFUSAL

1. Due to its detailed design, and scale, the proposed development is considered to be overly dominant with respect to the existing property, resulting in a contrived appearance that would be out of proportion with the host property, rather than a subservient feature. The proposal is therefore contrary to Policy CS7 (Design and Public Realm) of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 (Safeguarding Amenity) and DM9 (House Extensions and Ancillary Accommodation) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015) and the Council's adopted Supplementary Planning Guidance - A Design Guide to House Extensions.

2. Due to the depth of the proposed two storey element, combined with the single storey element and its proximity to the common boundary, the proposal is considered to cause a significant detrimental impact to the living environment of the occupiers of No.237 Basingstoke Road in terms of being visually dominant and overbearing. The proposal is therefore contrary to Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and the Council's Supplementary Planning Guidance - A Design Guide to House Extensions.

INFORMATIVES

1. The plans considered in this planning application are as follows:

Drawing No: Location Plan

Drawing No: Block Plan PBC/2421/3

Drawing No: Plans and Elevations as Existing PBC/2421/2

Drawing No: Proposed Two Storey Extension PBC/2421/2

Received 3rd October 2018

The Local Planning Authority has worked with the applicant in a positive and proactive manner. The applicant was made aware of the issues relating to the refusal of this

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application and given the opportunity to withdraw. The applicant opted to receive the decision notice; hence the issuing of this notice of refusal of permission.

This planning application was submitted without first having sought pre-application advice, which can often avoid the need to refuse planning permission. The council's pre-application advice service is here:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_1_Revised_Nov_2015.pdf

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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.